File No. 250801388

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/05 13:35 3 pgs
Fees:18.00 Taxes:543.90

20050831-0104386

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: March 25, 2006.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**David W. Kious**
**Southern Title Services**
**1535 West Northfield Blvd., Ste. 16**
**Murfreesboro, TN 37129**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Khamvay S. Moakhamphiou | Guaranty Trust | 150-12-0A-024.00 |
| (NAME) 2013 Leatherbury Court | (NAME) 640 Broadmor | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Murfreesboro, Tennessee 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ronald J. Evans and wife, Betty J. Evans**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Khamvay S. Moakhamphiou, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 699, on the Final P.U.D. Plan, Phase IV, Somerset, as shown by plat appearing of record in Plat Book 7900, Pages 978 and 979, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ronald J. Evans and wife, Betty J. Evans by Warranty Deed dated August 14, 2001 of record in Instrument No. 20010816-0088464, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 8708, Page 630, Book 9696, Page 654, and Book 10404, Page 641; By-Laws of record in Book 7619, Page 679, Book 9509, Page 363 and Book 9647, Page 472; Charter for Homeowners' Association of record in Book 7661, Page 37; all matters shown on the plan of record in Plat Book 7900, Pages 978 and 979; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2013 Leatherbury Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of August, 2005.

Ronald J Evans

Ronald J. Evans

STATE OF Alabama

COUNTY OF Madison

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ronald J. Evans, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of August, 2005.

Commission expires:

MY COMMISSION EXPIRES APRIL 7, 2009

Robert Scott Kilgore

Notary Public

**File Number: 250801388**

**RETURN TO:**

**Southern Title Services**
**1535 West Northfield Blvd., Ste. 16**
**Murfreesboro, TN 37129**

Witness my/our hand(s) this 26th day of August, 2005.

Betty J. Evans

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~ROBERTSON~~ Santa Rosa

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Betty J. Evans, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of August, 2005.

Commission expires: 12/7/2007

Notary Public

NOTARY PUBLIC STATE OF FLORIDA

KRISTA S. ROBINSON
My Comm. Exp. 12/7/2007
DD 272716
( ) Personally Known
(X) Other I.D. AL DL

**File Number:** 250801388

**RETURN TO:**
**Southern Title Services**
**1535 West Northfield Blvd., Ste. 16**
**Murfreesboro, TN 37129**