Box 5

File No. 250800800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arturo Balcazar	Southeast Financial F.C.U.	176-05-0-106.00
(NAME)	(NAME)	
5113 Hickory Grove Drive	444 James Robertson Pkwy	Davidson County DEEDWARR Recvd: 09/02/05 09:13 2 pgs Fees:13.00 Taxes:554.63
(ADDRESS)	(ADDRESS)	20050902-0105435
Antioch, TN 37013	Nashville, TN 37219	
(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, **Alan S. Tou, and Wife, Davone Tou**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arturo Balcazar and Wife, Josefa Esmeralda Morales**, 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. 71, on the Final Plat of Hickory Woods, Section B, as shown by plat appearing of record in Plat Book 6900, Page 512, 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 Alan S. Tou and Davone Phongsavath by Warranty Deed dated May 24, 2000 of record in Instrument No. 20000612-0058359, Register's Office for Davidson County, Tennessee. The said Davone Phongsavath is now married and known as Davone Tou.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 9678, Page 187, and in Book 9764, Page 44; Amendment to By-Laws of record in Instrument No. 20001207-0120450, and in Instrument No. 20010614-0062710; Charter of Homeowners' Association of record in Book 7857, Page 87, Book 7876, Page 67, and in Book 9680, Page 319; Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, and in Instrument No. 20031010-0150800; Sanitary Sewer Easement of record in Book 8169, Page 571; Water Line Easement of record in Book 8169, Page 579; Transmission Line Easement of record in Book 9632, Page 973; Gas Line Easement of record in Book 5909, Page 915; all matters shown on plat of record in Plat Book 6900, Page 512; 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 5113 Hickory Grove Drive, 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 our hand(s) this 31st day of August, 2005.

Alan S. Tou

Davone Tou

STATE OF TENNESSEE

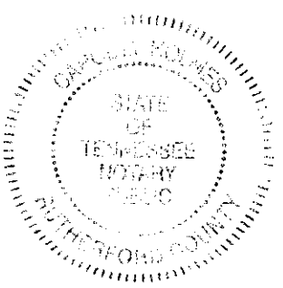
COUNTY OF RUTHERFORD

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

Witness my hand at office this 31st day of August, 2005.

Commission expires: 6|22|08

Notary Public



File Number: 250800800

RETURN TO:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167