File No. 251100834

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/05 11:20 2 pgs
Fees:13.00 Taxes:1010.10

20051206-0146621

TRACEY TRUMBO NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rasamy Khanounsay | Guaranty Trust | Map 150-12-0-A-186.00 |
| (NAME) 6291 Mt. View Road | (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, **Anton V. Manley and Wife, Jerelene S. Manley**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rasamy Khanounsay and Wife, Kham Khanounsay**, 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:

BEING Lot No. 28, KENSAL GREEN, North, as shown by plat of record in Plat Book 7900, Page 951, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Anton V. Manley by Warranty Deed from Beazer Homes Company d/b/a Phillips Builders as executed on 11/22/1996 and filed for record on 11/26/1996 in Deed Book 10271, page 988 Register's Office of Davidson County, Tennessee.

Jerelene S. Manley joins in this conveyance to convey any and all rights she may have in this property.

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 6291 Mt. View Road, 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 2nd day of December, 2005.

Anton V. Manley

Jerelene S. Manley

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anton V. Manley and Jerelene S. Manley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 12/02/2005.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**File Number: 251100834**

**RETURN TO:**

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122