This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060197

Davidson County DEEDWARR
Recvd: 05/04/06 10:43 2 pg:
Fees:13.00 Taxes:766.27

20060504-0051886

Send Tax Bills To:
New Owner

New Owner is:
Erin L. Lorber
4728 Crystal Brook Drive
Antioch, TN 37013

MAP: 162-16-D-77.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Phouthsone Lay Chanthalasy and Bounethanh Chanthalasy**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Erin L. Lorber, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 86 on the Plan of Honey Brook Subdivision, Section Three, as of record in Plat Book 7900, page 379 and 380, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Phouthsone Lay Chanthalasy, unmarried and Bounethanh Chanthalasy and Bouaphanh Chantahlasy, husband and wife from Jenette Grennier, an unmarried person by Quitclaim Deed dated May 24, 2005 and recorded June 06, 2005 in Instrument No. 20050606-0064050, Register's Office for Davidson County.

Also being the same property conveyed to Jenette Grennier, an unmarried person and Phouthsone Lay Chanthalasy, an unmarried person, both as joint tenants with the right of survivorship by Warranty Deed dated July 15, 2004 and recorded July 23, 2004 in Instrument No. 20040723-0088440, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 8298, page 145; Book 8298, page 198; Book 8434, page 447; Charter of Homeowners Associations 8298, page 200; Quitclaim to Homeowners Association of record in Book 8398, page 457; By-Laws of record in Book 8289, page 165; Easement of record in Book 9466, page 781; and all matters of record on plat in Plat Book 7900, page 379 & 380, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of April, 2006.

GRANTOR:

Phouthsone Chanthalasy

Phouthsone Lay Chanthalasy

B. Chanthalasy

Bounethanh Chanthalasy

Bouaphanh Chanthalasy

Bouaphanh Chanthalasy

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Phouthsone Lay Chanthalasy and Bounethanh Chanthalasy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

**AND BOUAPHANH CHANTHALASY, HUSBAND AND WIFE.

Witness my hand and seal on this the 28th day of April, 2006.

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $207,100.00.

Affiant

SWORN TO and subscribed before me this 28th day of April, 2006.

Peggy S. Hill
NOTARY PUBLIC

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009