WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-16-09
(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

THIS INSTRUMENT WAS PREPARED BY
Hacienda Title, 501 B Ligon Drive, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanna M. Lingley	Primary Residential Mortgage	133-01-01-072.00
(NAME)	(NAME)	
3206 Louise Drive	4750 West Wiley Post Way Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Salt Lake City, UT 84118	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/14/06 10:59 2 pgs
Fees:13.00 Taxes:292.30
20060614-0070717

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ***Say Chay, unmarried and Bun My Chay and wife, Rathana Chay***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***Joanna M. Lingley, unmarried***, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 43 on the Map of H.G. McNabb's Subdivision of Morton Lands, as of record in Book 1130, page 64, Register's Office for said County.

Being the same property conveyed to Say Chay and Bun My Chay, both unmarried by deed from Alice R. Curtis and Alice Joann Clark and husband, Joseph E. Clark dated March 31, 1998 and filed for record on April 13, 1998, in Book 10884, Page 174, Register's Office for said County.

Rathana Chay, wife of Bun My Chay, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital interest.

unimproved ☐

This is improved ☒ property, known as 3206 Louise Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 12th day of June, 2006.

Say Chay

Bun My Chay

Rathana Chay

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Say Chay, Bun My Chay and Rathana Chay, 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 and official seal at Nashville, Tennessee this 12th day of June, 2006.

Commission expires: 9-16-09

Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY