WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/06 10:16 2 pgs
Fees:13.00 Taxes:344.10
20060821-0102677

STATE OF TN
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 5/15/2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sengouthin Sanouvong	Sengouthin Sanouvong	119-02-0-173.00
(NAME)	(NAME)	
97 Oriel Avenue	97 Oriel Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kham Xaykosee and wife, Soda Rattanavong** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sengouthin Sanouvong,** 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. :

Being Lot No.37 on the plan of **Glenrose Subdivision**, as of record in Plat Book 1424, page 142, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Kham Xaykosee, unmarried by Deed from Robert J. Lesikar and wife, Annie L. Lesikar dated February 3, 1995, filed of record on February 7, 1995 in Book 9590, Page 554 in the aforesaid Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 1424, page 142, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 97 Oriel Avenue, Nashville, TN 37210

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this day of August 15, 2006.

Kham Xaykosee

Soda Xaykosee

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Kham Xaykosee, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 15th day of August, 2006.

Commission expires:
5/15/2010

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Danny L Smith
Notary Public