WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/06 10:21 2 pgs
Fees:13.00 Taxes:399.60

20060823-0103766

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Anthony C. Petway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony C. Petway	Realty Mortgage Corporation	60-12-197
(NAME)	(NAME)	
308 Hart Court	7000 Executive Center Dr. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(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,

Keo Chamleunsouk and Seune Anouthai,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony C. Petway and wife, Tawanna N. Petway,

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. 7 on the Plan of Section 2, Ben Allen Court, as of record in Plat Book 6900, Page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Khamhoung Chamleunsouk and Keo Anouthai and Seune Anouthai by Warranty Deed from Slate & Ruffine Construction, and a Partnership, recorded on 4/10/90 in Book 8084, Page 972, Register's Office for Davidson County, Tennessee. Khamhoung Chamleunsouk died on February 4, 2006 leaving Keo Chamleunsouk (formerly Keo Anouthai) and Seune Anouthai as the surviving tenants by the entirety.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 308 Hart Court, Nashville, TN 37207
(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 22nd day of August, 2006.

Keo Chamleunsouk

Seune Anouthai

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Keo Chamleunsouk and Seune Anouthai, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of August, 2006.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

