Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060723

Davidson County DEEDWARR
Recvd: 09/07/06 12:45 3 pg
Fees:18.00 Taxes:699.30
20060907-0110812

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060723

**Send Tax Bills To:**

New owner

**New Owner is:**
Donnie Sirichanto
5116 Morningwood Lane
Antioch, TN 37013

MAP: 183-05-0A
PARCEL: 217.00 CO

## 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, **Manh Ngo, married and Phongsirath Boutsady,unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donnie Sirichanto and Oulayvanh Sirichanto**, 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 land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot # 46, on the Plan of October Woods, Phase Five, Section Eight, a Planned Unit Development, of record in Plat Instrument # 19991214-0303097 and Instrument # 19991214-0303098, Register's Office for Davidson County, Tennessee, to which plan referemce is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Manh Ngo, a married man and Phongsirath Boutsady, an unmarried woman, by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument # 20031028-0158700, Register's Office for Davidson County, Tennessee, date October 10, 2003 and recorded October 28, 2003. Penny Boutsady is executing this Deed to convey any and all interest in the said property.

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.

M.N P.B M.N P.B
Sellers Ints.

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 31 day of August, 2006.

GRANTOR:

Manh Ngo

**Manh Ngo**

Phongsirath Boutsady by Manh Ngo as attorney in fact

**Phongsirath Boutsady by Manh Ngo as Attorney in Fact**

Penny Boutsady

**Penny Boutsady**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Manh Ngo**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Phongsirath Boutsady,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book Y, Page _____, of the said Register's Office of Davidson County, Tennessee. Y20060907011081 1

Witness my hand and seal on this the 31 day of August, 2006

BYLTHE BOND SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/25/11

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Manh Ngo** and wife **Penny Boutsady**, 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.

Witness my hand and seal on this the 21 day of August, 2006.

Notary Public

BYLTHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/08

**STATE OF TENNESSEE** )
**COUNTY OF** Williamson )

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

**SWORN TO** and subscribed
before me this 21 day of
August, 2006.

NOTARY PUBLIC

BYLTHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:

11/25/08