WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $96,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAHIRA J. ROBINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.
My Commission Expires September 26, 2009

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lasoy Phomdouangsy	Lasoy Phomdouangsy	44-1/24.00
(NAME)	(NAME)	
338 Keeton Avenue	338 Keeton Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, Mark Hamilton, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Lasoy Phomdouangsy and Sattaphone Phomdouangsy, 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. :

SEE ATTACHED EXHIBIT A

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) None found of record

unimproved ☐

This is improved ☒ property, known as 338 Keeton Avenue, Old Hickory, TN 37138

(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 22nd day of September, 2006.

Mark Hamilton

Davidson County DEEDWARR
Recvd: 10/06/06 10:54 3 pg
Fees:18.00 Taxes:358.53

20061006-0124453

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Mark Hamilton, 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 22nd day of Sept., 2016.

Commission expires:

Notary Public

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 506Scenic View Subdivision, Not of record and described according to a survey made by T.R. Stanford, dated November 30, 1966, as follows:

Beginning on the Southwesterly margin of Keeton Avenue at the corner of Lot Numbers 50 and 51; thence with the line between said Lots, Southwesterly 165 feet to a point at the corner of Lot 67; thence with the line between Lots 50 and 67, Northwesterly 100 feet; thence Northeasterly 165 feet to the Southwesterly margin of Keeton Avenue; Thence Southeasterly with said Avenue, 100 feet to the point of beginning.

This being the same property conveyed to Mark Hamilton by Special Warranty Deed from Bank of New York as Trustee for countrywide Home Loans, Inc., dated July 20, 2005, filed of record on December 19, 2005 in Instrument No. 200512190152064, and in prior conveyance from Phillip M. Kleinsmith, Trustee to Bank of New York by Trustee's Deed filed for record in Instrument No. 200512190152063, and in prior conveyance to Cecil E. Foster and wife, Frances A. Foster by deed from Ronnie L. Williams and wife, Alicia Williams dated August 23, 1977 and filed for record in Book 5188, page 256 in the aforesaid Register's Office.