WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Melissa Woodward
Affiant

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY 2007.

Notary Public

MY COMMISSION EXPIRES: 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soay Amphonephong	SAME	058-16-0-144.00
(NAME)	(NAME)	
4068 Cedar Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, William D. Mason and Robert C. Grant, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Soay Amphonephong, 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:
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. 14B of the resubdivision of Lot 14 of Block CC on the Revised plan of Fairview Subdivision, of record in Instrument Number 20060517-0057898, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William D. Mason and Robert C. Grant, by Warranty Deed from Melvin W. Bess and wife, Clara Ruth Bess, Trustees U/A/D February 20, 1997 of the Bess Joint Revocable Living Trust Agreement, dated December 16, 2005, and recorded December 21, 2005, of record in Instrument Number 200512210152804, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4068 Cedar Circle, Nashville, TN 37218
(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 1st day of February 2007.

Davidson County DEEDWARR
Recvd: 02/09/07 13:50 1 pgs
Fees:13.00 Taxes:518.00
20070209-0017269

William D. Mason

Robert C. Grant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William D. Mason and Robert C. Grant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of February 2007.

TIFFANY B. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Commission expires:

Notary Public