WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/07 11:10 2 pgs
Fees:13.00 Taxes:366.30

20070709-0081431

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2008.

(AFFIX SEAL)

JACK EVANS GRITTON II Notary At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony Yeung	Tony Yeung	11906033500
(NAME)	(NAME)	
34 A&B Lutie St.	34 A&B Lutie St.	
(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, One Saengsavangsak and Somphet Saengsavangsak, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Yeung, 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. 1, on the Plan of Rosewood Estates - Section 3, according to plan of record in Book 5210, page 1, in the Register's Office of Davidson County, Tennessee. Said Lot No. 1 is located on the northwest corner of the intersection of Lutie Street and Lutie Drive, fronting 111.25 along the northerly margin of Lutie Street and fronting 65.0' along the westerly margin of Lutie Drive, with a curve between two lines measuring 41.16' in length, said lot having a northerly line measuring 121.21' and a westerly line measuring 94 94'.

Being the same property conveyed to One Saengsavangsak and wife, Somphet Saengsavangsak, by warranty deed dated 08/08/03, from Kitanh Chanthavong, of record in Instrument No. 20030812-0115338, Register's Office of Davidson County, Tennessee.

This is improved property at 34 A & B Lutie Street, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as 34 A&B Lutie St., 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.

Witness my hand this 5th day of July, 2007.

One Saengsavangsak

Somphet Saengsavangsak

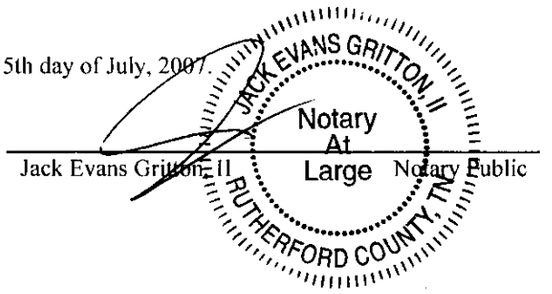
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 5 day of July, 2007, before me personally appeared One Saengsavangsak and Somphet Saengsavangsak, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this 5th day of July, 2007.

Commission expires: June 22, 2008



Jack Evans Gritton, II Notary Public