WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $152,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nittaya Douangvilay (NAME)	ABN AmRO Mortgage (NAME)	**141-6-D-22CO**
3043 Harpeth Springs Drive (ADDRESS)	1201 East Lincoln (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Madison Heights, MI 48071-4171 (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, **Halsey R. Fischer Jr., unmarried and Halsey R. Fischer Sr., unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nittaya Douangvilay**, 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 Unit No. 22 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Halsey R. Fischer Jr., unmarried and Halsey R. Fischer Sr., unmarried by deed dated September 29, 2003 from Beazer Mortgage Corp., DBA Phillips Builders of record in Instrument No. 20031008-0149220, said Register's office.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3043 Harpeth Springs Drive, Nashville, TN 37221**
(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 17th day of August, 2007.

Davidson County DEEDWARR
Recvd: 08/24/07 08:57 2 pgs
Fees:13.00 Taxes:562.40
20070824-0101358

Halsey R. Fischer Jr.

Halsey R. Fischer Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Halsey R. Fischer Jr., unmarried and Halsey R. Fischer Sr., unmarried, 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 17TH DAY OF AUGUST, 2007.

Commission expires: 3-21-09

Laura B. Rininger

Notary Public

