File No. 270801711

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/21/07 10:28 2 pgs
Fees:13.00 Taxes:419.95
20070921-0112925

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Somphong Vongkhamchanh		148-07-0-001.00
(NAME)	(NAME)	
1539 Antioch Pike	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Mary A. Bonner, unmarried,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Somphong Vongkhamchanh and Wife Khamphong Vongkhamchanh,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 319, on the Plan of Cherokee Hills, Section 3, as shown by plat of record in Plat Book 3500, page 79, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Less and Except that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8393, Page 417 and being described as follows:

RIGHT OF WAY TAKE: Beginning at a point, said point being the southeastern property corner and 30 feet from the centerline of Antioch Pike; thence along said right of way line a curve to the left of radius 1318.14 feet for 14.24 feet with a chord bearing of N 1°33'06" W for 14.24 feet to a point; thence N 74°00'00" W for 11.36 feet to a point; thence S 10°29'11" E for 19.04 feet to a point on the common property line of parcels 148-7-1 and 148-00-29; thence along said property line N 80°55'01" E for 10.43 feet to the point of beginning and containing therein an area of 171 square feet, more or less.

Being part of the same property conveyed to Mary A. Bonner by Quit Claim Deed from Dennis Howard Bonner, dated March 23, 1990, and of record in Book 8141, Page 136, Register's Office for said County.

Being part of the same property conveyed to Dennis H. Bonner and wife, Mary Bonner by Warranty Deed from Wesley E. Tankersley and wife, Betty G. Tankersley, dated January 16, 1973, and of record in Book 4673, Page 265, Register's Office for said County.

Drainage and Temporary Construction Easements as shown of record in Book 8393, Page 417, Register's Office for said County.

Restrictive Covenants of record in Book 3703, Page 311, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 1539 Antioch Pike, Antioch, TN 37013

(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 14th day of September, 2007.

Mary A. Bonner

Mary A. Bonner

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary A. Bonner, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of September, 2007.

Commission expires: April 7 2009

Laura A Moore

Notary Public

File Number: 270801711

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.