File No. 271100007

# WARRANTY DEED

RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE CONNIE BEARD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/14/09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sy Vongkhamchanh | SAME | 120-10-0-082.00 |
| (NAME) Lot 1 B. J. Lee Subdivision | (NAME) | |
| (ADDRESS) Nashville, TN | (ADDRESS) | |
| (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, **Betty J. Lee, a widow**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sy Vongkhamchanh, unmarried**, 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. 1, B.J. Lee Two Lot Subdivision, as shown by plat of record in Instrument No. 20040604-0065968, 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.

Being part of the same property conveyed to James B. Lee (deceased 02/19/87) and wife, Betty Jennings Lee, their heirs and assigns by Warranty Deed from J.R. Coarsey, Trustee, dated 10/08/1959, of record in Book 2963, page 529 **AND PART OF** property conveyed to James B., Lee (now deceased) and wife, Betty Jennings Lee by Warranty Deed from Mary Fanning, an unmarried woman and Kate Winfrey Fanning, a widow, dated 11/02/1959, of record in Book 2992, Page 55, Register's Office for said County. SEE ALSO Final Decree of Divorce of Betty Jane Lee vs. James Buford Lee in Book 4866, Page 778 and Book 4873, Page 896.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lot 1 B. J. Lee Subdivision, Nashville, TN
(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.

Davidson County DEEDWARR
Recvd: 11/21/07 12:51 2 pgs
Fees:13.00 Taxes:118.40
20071121-0136403

Witness my/our hands this 8th day of November, 2007.

Betty J. Lee

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Betty J. Lee, a widow 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 8th day of November, 2007.

Commission expires: 8/16/09

Notary Public

CONNIE BEARD RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

**File Number: 271100007**

**RETURN TO:**

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167