Davidson County DEEDWARR
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Fees:13.00 Taxes:599.40

20071203-0139678

File No. 271100501

WARRANTY DEED

VERONICA E. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: JANUARY 20, 2009

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Jennifer L Penn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2007.

Veronica E. Victory
Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 1-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Chanthalasy	Regions Bank d/b/a Regions Mortgage	Map 164-13-0 Parcel 003.00
(NAME) 5625 Cedar Ash Crossing	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Diane M. Crawford and husband, Kris R. Crawford,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Chanthalasy and Pheng Chanthalasy, husband and wife Kom Chanthalasy and Boun Nack Chanthalasy, wife and husband,** 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 all of Lot No. 287 on the Plan of Asheford Crossing, Section One, a Planned Unit Development, of record in Plat Book 7900, Page 937, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Diane M. Crawford and husband, Kris R. Crawford by Warranty Deed dated July 31, 1998 from Lynne A. Penker of record in Book 11049, page 721, in the Register's Office for Davidson County, Tennessee.

This property is subject to: County of DAVIDSON taxes for the year 2008 and subsequent years; Covenants, Conditions, Restrictions and By-Laws as set forth in Book 9336, page 238, Book 9651, page 900, Book 9651, page 925, Book 9980, page 482, Book 10301, page 180, and in Book 10640, page 941, said Register's Office; Easement to American Tel. & Tel. Co. as shown of record in Book 1224, Page 257, Register's Office for said County; Subject to all matters as set forth per Plat Book 7900, Page 937; all in the Register's Office of Davidson County, Tennessee.

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 5625 Cedar Ash Crossing, 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 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 26th day of November, 2007.

Diane M. Crawford

Kris R. Crawford

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane M. Crawford and husband, Kris R. Crawford, 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 at office this 26th day of November, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

File Number: 271100501

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122