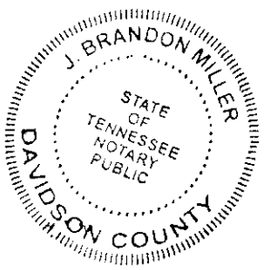
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2008.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chanthy Panyavong	Renasant Bank	162-01-0B-051.00 CO
(NAME)	(NAME)	
416 Claircrest Dr., Unit 51	2200 Abbott Martin Rd., Ste 103	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(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,

Paul Barton Warner,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chanthy Panyavong, unmarried

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. 51 on the Plan of Phase Three, Clairmont, of record in Plat Book 6200, page 393, as amended in Plat Book 6050, page 410, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julie A. Parker by deed dated November 30, 1989 from Clairmont Investors, a Tennessee Joint Venture of record in Book 7996, Page 509, in the Register's Office for Davidson County, Tennessee. Said property being further conveyed to James R. Skipper by deed dated January 31, 2007 from Julie A. Parker, unmarried of record in Instrument 20070201-0013311, Register's Office for said County. Said property being further conveyed to Paul Barton Warner by deed dated March 23, 2007 from James R. Skipper of record in Instrument 20070326-0036164, Register's Office for said County.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 416 Claircrest Dr., Unit 51, 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 my hand this 25th day of January, 2008.

Paul Barton Warner

Paul Barton Warner

Davidson County DEEDWARR
Recvd: 01/29/08 11:23 2 pgs
Fees:13.00 Taxes:362.23
20080129-0009106

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 25th day of January, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Paul Barton Warner, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 25th day of January, 2008.

Commission expires: 1-20-2009

Lauren M Rickels
Notary Public

