| | |
|---|---|
| **This document prepared by (and after recording return to):** | |
| **Name:** | **Consumer Trust Title & Escrow, LLC** |
| **Address:** | **219 Ward Circle** |
| **Address 2:** | **Suite 5** |
| **City, State, Zip:** | **Brentwood, TN 37027** |
| **Phone:** | **(615) 369-0039** |

Davidson County DEEDWARR
Recvd: 02/22/08 10:11 3 pgs
Fees:18.00 Taxes:777.00

20080222-0017397

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **NOUKANE SOUNIVONG, A 50% INTEREST AND KHEM SOUNIVONG, A 50% INTEREST**, hereinafter "Collectively" referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **SITHONH BOUAPHACHANH,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 242 on the Plan of Oak Highland, Phase Three, 1st Revision, a Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

This being the same property conveyed to Noukane Sounivong and Kiang K. Sounivong, husband and wife by Warranty Deed of Yazdian Construction, Inc., a Tennessee Corporation dated July 28, 2003 and recorded August 7, 2003 in Instrument No. 20030807-0112444, Register's Office for Davidson County, Tennessee.

Property being further conveyed to Noukane Sounivong by Quitclaim Deed of Kiang K. Sounivong dated October 27, 2005 and recorded October 28, 2005 in Instrument No. 20051028-0130465, Register's Office for Davidson County, Tennessee.

Property being further conveyed to Noukane Sounivong, a 50% interest and Khem Sounivong, a 50% interest by Quitclaim Deed of Noukane Sounivong recorded September 14, 2006 in Instrument No. 20060914-0114186, Register's Office for Davidson county, Tennessee.

**Map Parcel Number: 173-4-A-298CO**

**This property is known as:** **5448 OAK CHASE DRIVE, ANTIOCH, TN 37013**

Subject to Restrictive Covenants and By-laws contained in the instruments of record in Book 7350, Page 24, Book 7367, Page 587, Book 8765, Page 77, Book 8765, Page 90, Instrument No. 20020725-0089130; CHARTER OF HOA of record in Book 7337, Page 529, Book 8765, Page 100 AND all matters shown on the Plat of record in Instrument No. 20020122-0008284, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 26th day of February, 2008.

NOUKANE SOUNIVONG, Grantor

KHEM SOUNIVONG, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NOUKANE SOUNIVONG AND KHEM SOUNIVONG, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 26th day of February, 2008.

NOTARY PUBLIC

My Commission Expires:

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

**Grantor(s) Name, Address.**
NOUKANE SOUNIVONG
KHEM SOUNIVONG

**Grantee(s) Name, Address:**
SITHONH BOUAPHACHANH
5448 OAK CHASE DRIVE
ANTIOCH, TN 37013

**SEND TAX STATEMENTS TO:**

**GRANTEE**

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 210,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20th day of FEBRUARY, 2008.

X _____
Affiant

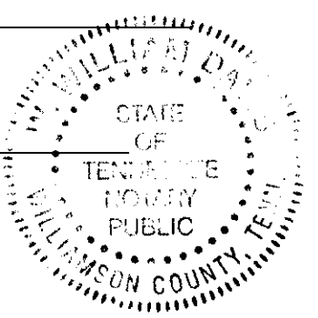
_____
Type or Print Name

(Seal)

W. Davis
Notary Public

My commission expires:

_____
Type or Print Name




My Commission Expires JAN. 20, 2009