File No. 280201150

SV

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/08 15:57 3 pgs
Fees:18.00 Taxes:573.50
20080403-0033987

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/09
(AFFIX SEAL)

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy S. Hayner	JPMorgan Chase Bank, N.A.	063-16-0B-079.00CO
(NAME) 705 Jaywood Drive	(NAME) 5409 Maryland Way, Suite 202	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Brentwood, TN 37027	
(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, Nongporn Kopsombut, now known as Nongporn Kobkoowitaya, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Timothy S. Hayner, Married, 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:

Land in Davidson County, Tennessee, Being Lot no. 81 on the plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Pages 550, 551 and 552 corrected in Book 7462, page 445 and amended to change name in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nongporn Kopsombut by Deed dated 1/3/2002 from Kevin D. McDuffee abd wife, Lori A. McDuffee of record in Instrument No. 20020103-0001200, and re-recorded in Instrument No. 20020219-0020946 , Register's Office for said County.

Said Nongporn Kopsombut is now know as Nongporn Kobkoowitaya.

Subject to all matters as set forth per Plat Book 6900, Pages 550, 551 and 552, plat correction of record in Book 7462, Page 445, plat name change of record in Book 8181, Page 112 Register's Office of said County.

Restrictive Covenants of record in Deed Book 7351, Page 852, Book 7451, Page 739 and Book 8336, Page 393, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 7431, Page 204, Book 8517, page 762 and Book 8833, Page 216, Register's Office for said County.

Subject to boundary plat of record in Book 6900, Page 405, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 11030, Page 740, Register's Office for said County.

QCD to HOA for Common Area, of record in Book 8207, Page 276and Book 8951, Page 797, Register's Office for said County.

Water Line Public Utility Easement as shown of record in Deed Book 8657, Page 179, Register's Office for said County.

Easement as shown of record in Deed Book 8007, Page 235 and Book 7489, Page 515, Register's Office for said County.

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 705 Jaywood Drive, Old Hickory, TN 37138

(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 19th day of March, 2008.

3-19-08

Nongporn Kobkoowitaya , a/k/a Nongporn Kopsombut

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Nongporn Kopsombut, now known as Nongporn Kobkoowitaya 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 she executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of March, 2008.

Commission expires: 11/22/09

Notary Public

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280201150

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

280100842