WARRANTY DEED

HEATHER L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires March 20, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kan Keo	Kan Keo	13311005800
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 06/10/08 09:58 2 pgs Fees:13.00 Taxes:464.35
3900 Valley Ridge	3900 Valley Ridge Drive	
(ADDRESS)	(ADDRESS)	20080610-0059588
Nashville, Tennessee 37211	Nashville, TN 37211	
(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, Hussein Mahammad Ahmad and wife, Nalia Tamar, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kan Keo married and, Chamroeun Voeun married,, 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:

SITUATED in Davidson County, Tennessee, and being all of Lot No. 13 on the Plan of Valley View Meadows, Section One, as shown by map of record in Plat Book 3500, Page 69, in the Register's Office for Davidson County, Tennessee, to which map specific reference is hereby made.

Being the same property conveyed to Hussein Mahammad Ahmad, married, by deed of record in Instrument No. 20060131-0011833, rerecorded in Instrument No. 20060327-0034774, Register's Office for Davidson County, Tennessee.

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

Nalia Tamar joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 3900 Valley Ridge Drive, Nashville, TN 37211

(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 6th day of June, 2008.

Hussein Mahammad Ahmad

Nalia Tamar

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hussein Mahammad Ahmad and Nalia Tamar 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of June, 2008.

Commission expires:

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp.
07/25/09
State Of
TENNESSEE
Davidson County