Davidson County DEEDWARR
Recvd: 08/07/08 13:15 2 pgs
Fees:13.00 Taxes:533.82

20080807-0081606

WARRANTY DEED

G-VRE-08-1066

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,275.00

Honore Kamssu
Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2008

Laura Mitchell
Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Honore Kamssu	Honore Kamssu (NAME)	
1066 Archer Street (ADDRESS)	1232 Banbury Row (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	105-1-534.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT KINCAID, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HONORE KAMSSU AND WIFE, AURORE JOSE KAMSSU, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 31, SOUTHSIDE PARK ESTATES, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 61, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT KINCAID, A MARRIED MAN BY WARRANTY DEED FROM REN SOK, A MARRIED WOMAN AND CHANTHA LIVINGSTON AND HUSBAND CHAD LIVINGSTON, AND SAROEUT SOEUNG, A SINGLE MAN RECORDED ON THE 26TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060626-0076013, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. INCLUDING THOSE OF RECORD IN BOOK 4460, PAGE 61; AND BOOK 4575, PAGE 964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1066 Archer Street, Nashville, Tennessee 37203
(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), their 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), 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hand(s) this 31st day of July, 2008.

Robert Kincaid

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Kincaid, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2008.

Notary Public

My Commission Expires: 11/21/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

RETURN TO:
Ross Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903