File No. 290100953

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/09 10:15 2 pgs
Fees:13.00 Taxes:323.75
20090205-0009925

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 8-16-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sodara Phe	Guaranty Trust Company	133-01-0-274-00
(NAME)	(NAME)	
505 Raymond Street	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(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, **WE, On Nim and wife, Sodaroat Phe,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Sodara Phe , married,** hereinafter called the grantee(s), HIS/HER 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. 254, Map of Sunrise Heights, of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to On Nim and wife, Sodaroat Phe by Warranty Deed from Ralph D. Johns and wife, Donna L. Johns of record in Book 10648, Page 222 on 10/10/1997 and filed for record on 10/16/1997, Register's Office for DAVIDSON County, Tennessee.

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

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 505 Raymond Street, 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 GRANTEE(S), HIS/HER 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/HER 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 30th day of January, 2009.

On Nim

Sodaroat Phe

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named On Nim and wife, Sodaroat Phe 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of January, 2009.

Commission expires: 8-16-09

Notary Public

File Number: 290100953

RETURN TO:

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY