This Instrument Prepared By:
Return To:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090281

BILL GARRETT, Davidson County
Trans: T20090029261 DEEDWARR
Recvd: 05/04/09 13:32 2 pgs
Fees: 13.00 Taxes: 404.04
20090504-0040482

Send Tax Bills To:
Vision Mortgage
155 Legends Dr., Ste. P
Lebanon, TN 37087

New Owner is:
Jose O. Ortiz Martinez
808 Hawaiian View
Antioch, TN 37013

MAP: 148-08-0

PARCEL: 084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Khamphanh Soundara and Sitane Soundara, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jose O. Ortiz Martinez and Maria Teresa Martinez Hernandez**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 80 on the Plan of Oakwood Terrace, Section I, as of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Khamphanh Soundara and Sitane Soundara, husband and wife, by Warranty Deed from Chanthaseng Philalack and Phanthavy Philalack and Vilay Philalack, dated 2-27-88 and recorded 3-7-88 in Book 7485, page 126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **808 Hawaiian View, Antioch, TN 37013**

Kha, SS

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of April, 2009.

GRANTOR(S):

KHAMPHANH SOUNDARA

SITANE SOUNDARA

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **KHAMPHANH SOUNDARA AND SITANE SOUNDARA, HUSBAND AND WIFE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 28th day of April, 2009.

NOTARY PUBLIC

My Commission Expires: 9-26-09

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$109,200.00**.

AFFIANT

SWORN TO and subscribed before me this the 28th day of April, 2009.

NOTARY PUBLIC

My commission expires: 9-26-09

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009