File No. 290400222

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090034721 DEEDWARR
Recvd: 05/27/09 10:42 2 pgs
Fees:13.00 Taxes:444.00
20090527-0048467

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(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
Preston Tran	Preston Tran	Map and Parcel 119-06-0-285.00
(NAME) 15 Peachtree Street	(NAME) SAME	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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, **Thoui Kounlavong, et ux Vanh Kounlavong**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Preston Tran, Unmarried and Thao Tran, Unmarried**, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 43, Section One, ROSEWOOD ESTATES, as of record in Plat Book 4955, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 43 fronts 93 feet on the southerly margin of Peachtree Street and runs back between lines 143.92 feet on the easterly line and 148.83 feet on the westerly line to a line on the rear on which it measures 46.46 feet thereon.

Being the same property conveyed to Thoui Kounlavong, et ux Vanh Kounlavong by Deed dated April 17, 1981 from Nicholas A. Rose, Jr. of record in Book 5736, page 384, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 5264, page 398 and Book 5176, Page 649, 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 15 Peachtree Street, Nashville, TN 37210
(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.

Witness my/our hands this 22nd day of May, 2009.

Thoui Kounlavong

Thoui Kounlavong

Vanh Kounlavong

Vanh Kounlavong

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 Thoui Kounlavong, and Vanh Kounlavong 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 22nd day of May, 2008.

Jennifer L Wise

Notary Public

Commission Expires: 05/03/2010

JENNIFER L WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 20080522

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167