03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $142,900.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 2nd day of July, 2009.

Diane K Mann
Notary Public
My commission expires: 02/11/13

03-0906-36054

Address of New Owner:	Send Tax Bills to:	Tax Information
Cindy Sibounreuang	WESTAR MORTGAGE, INC.	162-16-0-E-047
1429 Bell Trace Drive	3350 COMMISSION CT.	
Antioch TN 37013	WOODBRIDGE, VA 22192	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kevin R. Thomas and wife, Kristin A. Thomas, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cindy Sibounreuang, hereinafter called the Grantees, their successors 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. 16, on the Plan of the Resubdivision of Lots 16 and 17 of Bell Crest, Section Two, a Planned Unit Development, of record in Book 8250, Page 645, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin R. Thomas and Kristin A. Thomas, husband and wife, by deed from Minh Duc Hoang, dated April 30, 2002, recorded May 6, 2002 in Instrument No. 20020506-0055250, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1429 Bell Trace Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090046638 DEEDWARR
Recvd: 07/13/09 08:40 2 pgs
Fees:13.00 Taxes:528.73
20090713-0064835

WITNESS my hand this 2nd day of July, 2009.

Kevin R. Thomas

Kristin A. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin R. Thomas and Kristin A. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of July, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/11/13