WARRANTY DEED

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$80,000.00.

Affiant

Subscribed and sworn to before me this 21 day of August, 2009

Notary Public
My Commission expires: 12-10-12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thongphouy Souksavath	Bank of America, N.A.	072-07-0-339.00
1352 Love Joy Court	801 Crescent Center Drive Ste. 510	
Nashville, TN 37216	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rina River, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto ~~**Thongphouy**~~ David **Souksavath**, an unmarried man their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Ellis Estates, Section Two, of record in Book 6900, page 467, as amended in Book 7724, page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rina River, LLC, a Tennessee limited liability company, from Phyllis M. Thomas, by deed on June 23, 2009, of record in Instrument Number 20090806-0073925, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072-07-0-339.00.
- Subject to all matters as shown on the Plan of record in Book 6900, page 467; and amended in Book 7724, page 124, Register's Office Davidson County, Tennessee.
- Easement to TVA of record in Book 4797, page 981; and Book 5153, page 390, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1352 Love Joy Court, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 20, 2009.

Rina River, LLC, a Tennessee limited liability company

By

BILL GARRETT, Davidson County
Trans: T20090059196 DEEDWARR
Recvd: 08/28/09 14:05 2 pgs
Fees: 13.00 Taxes: 296.00

20090828-0081105

STATE OF ~~TENNESSEE~~ NJ

COUNTY OF Middlesex

On this 21 day of Aug, 2009, before me, appeared Marc Fearon, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Owner of Rina River LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Marc Fearon acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Debbie Smith

NOTARY PUBLIC

My Commission Expires: _____

DEBBIE A SMITH
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 13, 2014
I.D.# 2227381

