This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090657

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans: T20090079404 DEEDWARR
Recvd: 11/23/09 10:44 2 pgs
Fees: 13.00 Taxes: 469.90
20091123-0107349

Send Tax Bills To:
New owner

New Owner is:
Ryan J. Lombardi
7855 Rainey Drive
Antioch, TN 37013

MAP: 182-06-0A

PARCEL: 022.00

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, **Mary E. Phrachak f/k/a Mary E. Hopper, and husband, Sithidet Phrachak** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ryan J. Lombardi, married and Judy R. Russell**, 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 all of Lot No. 22, Old Hickory Hills, Section One, according to plat and survey of same appearing of record in Instrument Number 20011023-0115382, of the Register's Office of 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 Mary E. Hopper an unmarried person, by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, dated 8/19/02 and recorded 8/23/02 in Instrument Number 20020823-0101907, Register's Office for Davidson County, Tennessee. Mary E Hopper having since married and is now known as Mary E. Phrachak and is joined in this conveyance by her husband, Sithidet Phrachak.

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: **7855 Rainey Drive, Antioch, TN 37013**

MEP

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 13 day of Nov., 2009.

Mary E. Phrachak F/K/A Mary E. Hopper

MARY E. PHRACHAK F/K/A MARY E. HOPPER

SITHIDET PHRACHAK

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **MARY E. PHRACHAK F/K/A MARY E HOPPER AND SITHIDET PHRACHAK**, 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 13 day of Nov, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$127,000.00**.

Kim Williams
AFFIANT

SWORN TO and subscribed before me this the 13th day of November 2009.

Dorothy E. Welch
NOTARY PUBLIC
My commission expires: 6-20-11

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY