BILL GARRETT, Davidson County
Trans:T20100018727 DEEDWARR
Recvd: 03/31/10 10:57 2 pgs
Fees:13.00 Taxes:410.70
20100331-0023943

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF RUTHERFORD) The actual consideration or value, whichever is greater, for this transfer is $111,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2010. Notary Public My Commission Expires: 3-9-13

TONIA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Baramy Mitthivong 4611 Fanning Drive Antioch, TN 37013	Same	148 12 0 231.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ONECHANH MITTHIVONG AND WIFE, BONAKEO MITTHIVONG also known as BOUAKEO MITTHIVONG** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BARAMY MITTHIVONG**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 155 on the Plan of Hazelwood Subdivision, Section 15, of record in Book 4660, page 176, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Onechanh Mitthivong and wife, Bonakeo Mitthivong by deed dated December 23, 1985, from B. H. Witherspoon and wife, Virginia G. Witherspoon, of record in Book 6745, page 961 , Register's Office for Davidson County, Tennessee.

ONECHANH MITTHIVONG being one and the same as WILLIAM O. MITTHIVONG BONAKEO MITTHIVONG being one and the same as LAURA B. MITTHIVONG and BOUAKEO MITTHIVONG

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4660, page 176, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants as set forth in instrument recorded in Book 4562, page 138, and in Book 4951, page 722, Register's Office for said County, Tennessee.

This is improved property known as: **4611 Fanning 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 Grantee, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of March, 2010.

Onechanh Mitthivong

Bonakeo Mitthivong

BM

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ONECHANH MITTHIVONG**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 2010

Notary Public
My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BONAKEO MITTHIVONG**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of March, 2010

Notary Public
My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011