RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100055924 DEEDWARR
Recvd: 09/07/10 13:48 2 pgs
Fees:13.00 Taxes:604.95
20100907-0071015

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2010.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Banthavong Senesena 3009 Bromley Way Antioch, TN 37013	Same address as new owner	149-15-0-A-379.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Three Thousand Five Hundred and 00/100 DOLLARS ($163,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **KARIN VILANOVA AND MICHAEL VILANOVA, wife and husband,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **BANTHAVONG SENESENA, an unmarried man,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Property Commonly Known as: 3009 Bromley Way Antioch, TN 37013

LAND in Davidson County, Tennessee, being Lot No. 84 on the Plan of Cambridge Forest, Phase Four, a Planned Unit Development, as of record in Instrument No. 20020813-0098017, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Karin Vilanova and Michael Vilanova, wife and husband, by deed from Beazer Homes Corp. D/B/A Phillips Builders, dated September 24, 2003 and filed for record on September 26, 2003, of record in Instrument No. 20030926-0142541, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 26th day of August, 2010.

Karin Vilanova

Karin Vilanova

Michael Vilanova

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Karin Vilanova and Michael Vilanova, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of August, 2010.

Notary Public

John A. Bell, JR.

Printed Notary Name

My commission expires: 7/7/14

JOHN A. BELL, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2014