WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100061561 DEEDWARR
Recvd: 09/30/10 10:04 2 pgs
Fees:13.00 Taxes:536.50
20100930-0077787

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of September, 2010
Notary Public
MY COMMISSION EXPIRES: 7-21-13
(AFFIX SEAL)

DAVID A. ROETTGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Plutarco Ramirez Olvera	Primelending	09015012000
(NAME)	(NAME)	
460 Annex Avenue	18111 Preston Rd. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Maniphet Xaitai Thepsurinthon, unmarried and Vanay E. Thepsurinthon, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Plutarco Ramirez Olvera, unmarried**, hereinafter called the Grantees, their heirs 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. 313 on the plan of Charlotte Park, Section Eleven, of record in Book 2900, pages 79 and 80, Register's Office for said County.

Said Lot No. 313 fronts 72.0 feet on the southeasterly margin of Annex Avenue and extends back 116.0 feet on the northeasterly line and 122.0 feet on the southwesterly line to a broken line in the rear, measuring 107.90 feet thereon.

Being the same property conveyed to Viengxay Thepsurinthon and wife, Maniphet Tea Thepsurinthon by Warranty Deed from Jimmy Sensing and wife, Patricia Gayle Sensing, dated November 20, 1990 and recorded in Book 8243, page 109 and conveyed to Maniphet Xaitai by Quit Claim Deed from Viengxay Thepsurinthon, dated July 8, 1997 and recorded in Book 10531, page 143 and conveyed survivorship by Quit Claim Deed from Maniphet Xaitai Thepsurinthon, unmarried, to Maniphet Xaitai Thepsurinthon, unmarried and Vanay E. Thepsurinthon, unmarried, as joint tenants with rights of suviorship, dated December 28, 2001 and recorded in Instrument No. 20020103-0001122, Register's Office for Davidson County, Tennessee.

Anousone Thepsurinthon, spouse of Vanay E. Thepsurinthon, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 460 Annex Avenue, Nashville, TN 37209

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hands this **23rd** day of **September, 2010**

Maniphet Xaitai Thepsurinthon

Maniphet Xaitai Thepsurinthon

Vanay E. Thepsurinthon

Anousone Thepsurinthon

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Maniphet Xaitai Thepsurinthon, Vanay E. Thepsurinthon and AnousoneThepsurinthon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **September, 2010**

Notary Public

My commission expires: 11/20/11

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD