Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-1122

BILL GARRETT, Davidson County
Trans:T20100082169 DEEDWARR
Recvd: 12/30/10 10:08 3 pgs
Fees:18.00 Taxes:617.53
20101230-0103835

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 166,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of December, 2010.

Notary Public
Commission Expires:

ADDRESS OF NEW OWNER:
Von Ounoutha
6353 Paddington Way
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
151-09-0A-029.00 CO

WARRANTY DEED

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,

The Estate of Elizabeth M. Ford

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vongnakhone Ounoutha, 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. 29, on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, pages 829, 830, and 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth M. Ford, unmarried, by Warranty Deed, from Barry Construction Co., a Tennessee Corporation, of record in Book 10221, Page 777, Register's Office for Davidson County, Tennessee, dated October 9, 1996 and recorded October 10, 1996.

The said Elizabeth M. Ford a/k/a Elizabeth Murphy Ford having since died 10/19/2009.
Pursuant to the Last Will & Testament of Elizabeth Murphy Ford, Patty Schwartzman was appointed Executrix and in her capacity as Executrix was authorized to sell subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6353 Paddington Way 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of December, 2010

The Estate of Elizabeth Murphy Ford
By Patty Schwartzman Executrix

The Estate of Elizabeth Murphy Ford
By: Patty Schwartzman, Executrix

Billie Kathleen Ford
By Patricia Schwartzman Attorney in Fact

Billie Kathleen Ford
By: Patricia Schwartzman, Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patty Schwartzman, Executrix**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this .

Joshua A. Terry
Notary Public

Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 28th day of December, 2010, before me personally appeared **Patricia Schwartzman** to me known to be the person who executed the foregoing instrument in behalf of **Billie Kathleen Ford** as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said **Billie Kathleen Ford.** Witness my hand and official seal.

Notary Public

Commission Expiration:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.