BILL GARRETT, Davidson County
Trans:T20110019440 DEEDWARR
Recvd: 04/04/11 10:58 2 pgs
Fees:13.00 Taxes:547.60
20110404-0025575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2011

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zak Amphonephong	**Regions Bank dba Regions Mortgage**	04900034600
4686 Clarksville Pike	**2050 Parkway Office Cr.**	
Nashville, TN 37218	**Birmingham AL 35244**	

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 ACKNOWLEDGE, WE,

Laura Awai and husband, Wendell Awai

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zak Amphonephong, an unmarried person

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 2, PLAN OF BATSON ACRES, as shown on plat of record in Plat Book 11190, Page 76, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura Awai and husband, Wendell Awai by Warranty Deed from M. Thomas Kellogg and wife, Deborah K. Kellogg, recorded on the 11th day of April, 2007 in Instrument No. 20070411-0043476, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 11190 Page 76, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 4686 Clarksville Pike, Nashville, TN 37218.

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, have a good right to convey it and the same in 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 my/our ~~hand(s)~~ this 29th day of March, 2011.

Laura Awai

Wendell Awai

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Laura Awai and Wendell Awai , the within named Grantors, 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, at office, this 29th day of March, 2011.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013