WARRANTY DEED

File #11022337

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-22-2014
(AFFIX SEAL)

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khonsamy N. Keobounhom , an unmarried woman	Magna Bank	182-1-A-12.00 CO
(NAME)	(NAME)	
201 Sundown Drive	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lisa Dantes**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Khonsamy N. Keobounhom , an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 12, on the plan of Section One of Phase Ono, Sunset Hills, as the same appears of record in Instrument No. 20070607-0068102, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Lisa Dantes by Quit Claim Deed from Lisa Dantes and husband, David Dantes, dated 03/04/08, of record in Instrument No. 20080306-0022420, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20070607-0068102, said Register's Office.; Easement to United Telephone Company as of record in Instrument No. 20071109-0132386, said Register's Office.; Charter of Sunset Hills Homeowner's Association as of record in Instrument No. 20070605-0067128, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20060406-0039475, said Register's Office.; Underground Sanitary Sewer Line Easement as of record in Instrument No. 20070710-0082048, said Register's Office.; Restrictive Covenants as of record in Book 5894, Page 186 and in Book 5388, Page 713, said Register's Office.; Declaration of Covenants, Restrictions and Conditions as of record in Instrument No. 20070605-0067128, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 201 Sundown Drive, Antioch,TN,37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20110032719 DEEDWARR
Recvd: 06/02/11 10:16 2 pgs
Fees:13.00 Taxes:586.45

20110602-0042067

Witness my hand this 27th day of May, 2011.

Lisa Dantes

STATE OF TENNESSEE
COUNTY OF Rutherford

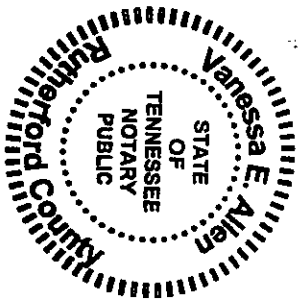
Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Lisa Dantes with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 27th day of May, 2011.

Commission expires:

4/16/14

Vanessa E. Allen
Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130