BILL GARRETT, Davidson County
Trans:T20120007057 DEEDWARR
Recvd: 01/30/12 14:03 2 pgs
Fees:13.00 Taxes:292.30
20120130-0008381

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 79,000.00

Affiant

Subscribed and sworn to before me, this 24th day of January, 2012.

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, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KHAMPHENG PANYAVONG **PASITSOM PANYAVONG**	**EXCEL MORTGAGE SERVICING, INC.**	**11906026900**
2417 GLENROSE AVE	**19500 JAMBOREE ROAD, SUITE 400**	
NASHVILLE, TN 37210	**IRVINE, CALIFORNIA 92612**	
		File: ST10547

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,

ANTHONY OUANSOMBATH and KEO OUSIHAVONG

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

KHAMPHENG PANYAVONG and PASITSOM PANYAVONG

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:

BEING LOT NO. 18, ON THE PLAN OF ROSEWOOD ESTATES-SECTION 1, OF RECORD IN BOOK 4955, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY OUANSOMBATH, MARRIED AND VIENG OUANSOMBATH, UNMARRIED BY WARRANTY DEED FROM LONG VINH TRAN, UNMARRIED DATED 05/07/99 AND RECORDED ON 05/12/99 IN BOOK 11475, PAGE 791, SAID REGISTER'S OFFICE FOR SAID COUNTY. VIENG OUANSOMBATH HAVING SINCE DIED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 4955, Page 29, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2417 GLENROSE AVE, NASHVILLE, TN 37210.

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 24th day of January, 2012.

ANTHONY OUANSOMBATH

KEO OUSIHAVONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANTHONY OUANSOMBATH and KEO OUSIHAVONG, 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 24th day of January, 2012.

Notary Public

My Commission Expires:

