WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120030565 DEEDWARR
Recvd: 04/26/12 10:56 2 pgs
Fees:13.00 Taxes:277.19
20120426-0035748

RUTHERFORD COUNTY CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,917.00

Edward Kounlavong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2012.

Connie Beard
Notary Public

MY COMMISSION EXPIRES: 6-17-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantagee Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Kounlavong (NAME)	Peoples Home Equity, Inc. (NAME)	13301027600
509 Raymond Street (ADDRESS)	215 Ward Circle, Ste 101 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, WE, Ann F. Meeks, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Kounlavong and D. Silouangkhot, husband and wife, 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. 258 on the map of Sunrise Heights Second Plan of Lots, as of record in Book 421, Page 46, Register's Office for said Davidson County,

Said Lots front a total of 100 feet on the south side of Raymond Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ann F. Meeks and Reginald Meeks, by deed of record in Instrument No 20010814-0087455, Register's Office for Davidson County, Tennessee. The said Reginald Meeks having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ann F. Meeks by Jack B. Meeks as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120426-0035747, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 509 Raymond Street, Nashville, TN 37211
(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.

Witness my hand this 25th day of April, 2012.

Ann F. Meeks by Jack B. Meeks, Attorney-in-fact

Ann F. Meeks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 25th day of April, 2012, before me personally appeared Jack B. Meeks, the person who executed the foregoing instrument on behalf of Ann F. Meeks and who acknowledged that he executed the same as the free act and deed of the said Ann F. Meeks, through Power of Attorney granted him by the said Ann F. Meeks

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2012.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/22/2014
Davidson County

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-7917