BILL GARRETT, Davidson County
Trans:T20130009894 DEEDWARR
Recvd: 02/05/13 12:44 3 pgs
Fees:18.00 Taxes:85.10



20130205-0011928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $23,000.00 (Twenty Three Thousand).

x Dwane Durham
AFFIANT

Subscribed to and sworn before me this 31st day of January, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. (NOTARY SEAL)

My Commission Expires 10/18/16

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
David Souksavath and Harley Leftwich 215 Cedarwood Lane Madison,TN 37115	SAME	04302A21500CO

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, **TODD PROPERTY USA, Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAVID SOUKSAVATH AND HARLEY LEFTWICH,** HEREINAFTER CALLED THE GRANTEE(S), 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. 215, ON THE PLAN OF A RE-SUBDIVISION OF A PORTION OF PHASE TWO CEDARWOOD COURTYARD HOMES, OF RECORD IN PLAT BOOK 5200, PAGE 590, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. TOGETHER WITH THE APPURTENTANT INTEREST IN THE COMMONS AREA AND LIMITED COMMON AREAS OF CEDARWOOD COURTYARD HOMES TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TODD PROPERTY USA, LLC, BY DEED FROM REBUILDUS, LLC, DATED 11-5-2012 AND RECORDED IN INSTRUMENT NO. 20121203-0110287. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 215 CEDARWOOD LANE MADISON,TN37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE Rev. 2013

WITNESS, this 31st day of January, 2013

Todd Property USA, LLC

By: _____ 1/30/13

STATE OF)
COUNTY OF)

On this 31st day of January, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon ___ oath is acknowledged to be the _____ of **Todd Property USA, LLC**, the within named bargainor, a limited liability company, and that as such _____ being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the limited liability, by the said _____ as such _____.

Witness my hand and official seal on this the 31st day of January, 2013.

_____
Notary Public

Commission Expires: _____

Notarial Certificate Attached
Date Jan. 30, 2013

LTSR Number:

OTS File: 2013

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of San Diego }

On Jan 30 2013 (Date) before me, L. Montes, Notary (Here Insert Name and Title of the Officer),

personally appeared Kevin Gaynor (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

L. MONTES
Commission # 1985985
Notary Public - California
San Diego County
My Comm. Expires Aug 19, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: Jan 30, 2013 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kevin Gaynor	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Item #5907