BILL GARRETT, Davidson County
Trans:T20130017626 DEEDWARR
Recvd: 03/04/13 12:00 2 pgs
Fees:13.00 Taxes:344.10
20130304-0021415

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$93,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBORA A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samthanai Xayvong 4653 Artelia Dr Antioch, TN 37013	Regions Bank 2050 Parkway Office Cr Birmingham, AL 35244	Map 148120 Parcel 179.00

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, we,

James Roberts

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Santhanai Xayvong

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. 5 on the Plan of Hazelwood, Section 9, of record in Book 4300, page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The last deed recorded Warranty Deed was filed of record in Instrument No. 20070313-0030762, in the Register's Office of Davidson County Tennessee. First American Policy No FA-46-533169

Being the same property conveyed to James Roberts by deed from Nationwide Trustee Services, Inc, as Substitute Trustee, dated July 26, 2012, of record in Instrument No 20120817-0073830, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 4653 Artelia 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.

Witness my hand(s) ~~this~~ 28th day of February, 2013.

James Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Roberts, with whom I am personally acquainted, (or who 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 28th day of February, 2013.

NOTARY PUBLIC

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-3-15

PLEASE RETURN TO:

Signature Title Services
117 Two Mile Pike
Goodlettsville, TN 37072

Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027