Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Alifatah Zangana
5249 Village Trace
Nashville, Tennessee 37211

MORTGAGEE:
Bank of America, N.A.
7105 Corporate Drive
Plano, TX 75024

BILL GARRETT, Davidson County
Trans:T20130042151 DEEDWARR
Recvd: 05/21/13 09:11 3 pgs
Fees:18.00 Taxes:880.60
20130521-0050983

SEND TAX BILL TO:
Mortgagee

MAP	**161-10**
GROUP	**B**
PARCEL	**152.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Adam Chandley and wife, Jessica Lynn Chandley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Alifatah Zangana and Sardasht A. Zangana, 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. 12 on the Plan of Villages of Brentwood, Phase 12, of record in Plat Book 7900, page 713, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam Chandley, unmarried by deed dated November 6, 2009 from Keo Thepmanivong and spouse, Chanthanome Jody Thepmanivong of record in Instrument no. 20091118-0106156, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **5249 Village Trace, Nashville, Tennessee 37211.**

*Jessica Lynn Chandley, spouse of Adam Chandley, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **15th** day of **May, 2013.**

Adam Chandley

Adam Chandley

Jessica Lynn Chandley

Jessica Lynn Chandley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Adam Chandley and wife, Jessica Lynn Chandley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal(this 15th day of May, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $238,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day
of May, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY