WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046879 DEEDWARR
Recvd: 06/05/13 11:05 2 pgs
Fees:13.00 Taxes:480.71
20130605-0057022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,921.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID R.A. ROTTER NOTARY PUBLIC TENNESSEE WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Souphaphone Chanthathirath and Anna Khamsene	Peoples Home Equity, Inc.	150-7-205
(NAME)	(NAME)	
3212 Country Lawn Drive	213 Ward Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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, Kiran Peter Pradhan and Teresa Marie Pradhan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Souphaphone Chanthathirath, an unmarried man, and Anna Khamsene an unmarried woman, 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. 182 on the Plan of The Country, Section V, of record in Book 5200, page 272, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kiran Peter Pradhan and Teresa Marie Pradhan, by deed of record in Instrument Number 2000404-0033576, Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of The Country of record in Book 5200, pages 271 and 272, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 5635, Page 547, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3212 Country Lawn 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 our hands this 22nd day of May 2013.

Kiran Peter Pradhan

Teresa Marie Pradhan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kiran Peter Pradhan and Teresa Marie Pradhan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of May, 2013.

Commission expires: 7-29-13

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013