BILL GARRETT, Davidson County
Trans:T20130053605 DEEDWARR
Recvd: 06/25/13 09:16 2 pgs
Fees:13.00 Taxes:444.00
20130625-0065028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 120,000.00

Affiant

Subscribed and sworn to before me this 24th day of June, 2013.

Notary Public

My commission expires: _____

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TUN TUN **NGUN SUI TIAL**	**MOVEMENT MORTGAGE, LLC**	**17204000900**
440 CARL MILLER DRIVE	**841 SEAHAWK CIRCLE**	
ANTIOCH, TN 37013	**VIRGINIA BEACH, VA 23452**	

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 ACKNOWLEDGE, WE,

KHAM SITHIPHONE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TUN TUN and NGUN SUI TIAL, 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:

Being Lot Number 13 on the Plan of Section I, Monte Carlo Estates, of record in Book 4675, Page 68, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description

BEING THE SAME PROPERTY CONVEYED TO Kham Sithiphone BY QUITCLAIM DEED FROM Insaveng Sithiphone a/k/a Insaveng Chayavong DATED 08/19/2004 RECORDED ON 08/20/2004 IN INSTRUMENT NO. 20040820-0101031 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 440 CARL MILLER DRIVE, ANTIOCH, TN 37013.

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 in 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/our hand(s) this 14th day of June, 2013.

KHAM SITHIPHONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KHAM SITHIPHONE, the within named Grantors, with whom I am personally acquainted (or 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 14th day of June, 2013.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Notary Public

My Commission Expires: 5-24-17