WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130059979 DEEDWARR
Recvd: 07/15/13 11:07 2 pgs
Fees: 13.00 Taxes: 443.63

20130715-0072884

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015

(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106

Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thongphouy D. Souksavath	Mortgage Investors Group	04213007500
(NAME)	(NAME)	
222 Foxboro Drive	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131102

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, JEFFREY G. MORLAND, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **THONGPHOUY D. SOUKSAVATH, AN UNMARRIED MAN**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 32 on the plan of Section Two, Hagewood Hills, of record in Book 3700, page 44, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Jeffrey G. Morland by Warranty Deed from Michael E. Poteete and wife, Patricia L. Poteete dated November 17, 1995 and filed of record in Book 9866, Page 573, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 222 Foxboro Drive, Madison, TN 37115-3412

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of July, 2013.

Jeffrey G. Morland

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jeffrey G. Morland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 2013.

Commission expires: 2-3-2015

Connie L. Timbs

Notary Public

