BILL GARRETT, Davidson County
Trans:T20130073063 DEEDWARR
Recvd: 08/23/13 11:24 3 pgs
Fees:18.00 Taxes:155.40
20130823-0089172

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 14814021100
Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Sonny Panyavong
132 Colemont Drive
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **AROUNSY PHOMMASA AND KEN PHOMMASA** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SONNY PANYAVONG, UNMARRIED** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 57A, on the Plan of Haywood Forest, Section 3, Zone Lot Division, Lots 57, 78, 79 and 80, as shown by plat appearing of record in Plat Book 6250, page 240, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Aroumsy Phommasa and Ken Phommasa, wife and husband, by Warranty Deed from Wong Sounthong and Sintharinh Sounthong, husband and wife, dated June 14, 2005, appearing of record in Instrument Number 20050621-0070851 and re-recorded in Instrument Number 20050922-0113965 of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6250, page 240, Register's Office for Davidson County, Tennessee.; Subject to all matters shown on the Plan of record in Plat Book 5190, page 494, Register's Office for Davidson County, Tennessee.; Restrictive Covenants of record in Book 6250, page 240 and Book 6244, page 270 and Book 5583, page 115 all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 138 Colemont Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 13 day of August, 2013

X _____
Arounsy Phommasa

X _____
Ken Phommasa

STATE OF California)
Orange)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Arounsy Phommasa and Ken Phommasa, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the _____ day of August, 2013

_____
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT See Attached

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $42,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 13 day of August, 2013.

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6.18.17

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

[Space Below This Line For Recording Data]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California
County of Orange }

On August 13, 2013 (Date) before me, Tyler Geisel - Notary Public (Here Insert Name and Title of the Officer),

personally appeared Arounsy Phommasa and Ken Phommasa (Name(s) of Signer(s))

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TYLER GEISEL
Commission # 1986595
Notary Public - California
Orange County
My Comm. Expires Jul 29, 2016

Place Notary Seal Above

Signature: _____
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 8/13/13

Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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