# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130084567 DEEDWARR
Recvd: 10/01/13 09:51 2 pgs
Fees: 13.00 Taxes: 388.50

20131001-0102724

TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MURFREESBORO, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Jessica Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013.

Sheri L. Morgan
Notary Public

MY COMMISSION EXPIRES: 1/24/17

(AFFIX SEAL)

SHERI L MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Renovation Properties, LLC | Renovation Properties, LLC | 148-14-O-001.00 |
| (NAME) | (NAME) | |
| 715 Elliot Drive | 715 Elliot Drive | |
| (ADDRESS) | (ADDRESS) | |
| Murfreesboro, TN 37129 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Khamphanh Panyavong, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Renovation Properties, LLC, a Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or 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 Number 12 on the Plan of Colewood Acres, Section 5 of record in Plat Book 5200, Page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Khamphanh Panyavong, unmarried by Deed from Puran Singh and wife, Colleen T. Singh, dated 11/20/2007 and filed for record on 11/27/2007 in Instrument 20071127-0137775, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to All matters as set forth on the plat of record in Plat Book 5200, Page 303, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 137 Colemont 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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 hand this 27th day of September, 2013.

K Panyay
Khamphanh Panyavong

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Khamphanh Panyavong, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of September, 2013.

Connie Beard
Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**831 Needham Drive**
**Smyrna, TN 37167**