# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/26/16
(AFFIX SEAL)

AMIE JO GRAVITT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ET-13-3044

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Xayngam Chanthavong | The Mortgage Firm | |
| 7027 Legacy Drive | (NAME) 921 Douglas Avenue, suite 200 | 182060A06600CO |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Altamonte Springs, Fl 32714 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRANDI J. WIMSATT NKA BRANDI J. ORTH AND MICHAEL E. ORTH, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto XAYNGAM CHANTHAVONG AND WIFE, SUWANNEE CHANTHAVONG AND SATHIANE THONCHANTHAVONG, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 66, FINAL PLAT, SECTION ONE, OLD HICKORY HILLS, as shown on plat of record in Instrument No. 20011023-0115382, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Steve Laviola, married to Brandi J. Wimsatt, unmarried and Michael E. Orth, unmarried as recorded on the 21st day of March, 2007 in Instrument No. 20070321-0034304 and Quitclaim Deed from W. Aaron Fortner, as Trustee to Brandi J. Wimsatt and Michael E. Orth, as wife and husband, and as tenants by the entirety as recorded on the 25th day of June, 2012 in Instrument No. 20120625-0055273, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Including but not limited to the following:
Taxes and assessments for the year 2014 and subsequent years an lien not yet due and payable; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, SECTION ONE, OLD HICKORY HILLS, as recorded in Instrument No. 20011023-0115382; Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20020116-0006750 as amended at Instrument No. 20101116-0091730 and Charter of Homeowners' Association recorded at Instrument No. 20081219-0121385, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 7027 Legacy Drive, Antioch, Tennessee 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), their heirs and 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), 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.

BILL GARRETT, Davidson County
Trans:T20130096614 DEEDWARR
Recvd: 11/13/13 09:54 2 pgs
Fees:13.00 Taxes:647.50

20131113-0117107

Witness my/our hand(s) this 6th day of November, 2013.

Brandi J. Orth

Michael E. Orth

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Davidson

On this the 6th day of November, 2013, before me personally appeared Brandi J. Orth and Michael E. Orth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of November, 2013.

Notary Public

My Commission Expires: 10-05-15

(SEAL)




**RETURN TO:**
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520