WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101426 DEEDWARR
Recvd: 12/03/13 12:58 2 pgs
Fees:13.00 Taxes:401.45
20131203-0123034

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Agustin Rodriguez	New Owner	1481201540
(NAME)	(NAME)	
812 Aeolia Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Tew Chansathi, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Agustin Rodriguez and Lidia Gutierrez, 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 No. 176 on the plan of Hazelwood, Section 8 of record in Book 3842, page 205, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bounmy Chansathi and Tew Chansathi by deed from Wells Fargo Bank National Association, as Trustee for First Franklin Mortgage Loan Trust 2004-FF5 of record in Instr. N. 20061130-0147932, Register's Office for Davidson County, Tennessee. Further conveyed to Tew Chansathi by Quitclaim Deed form Bounmy Chansathi, of record in Instr. No. 20111003-0076186, said Register's Office.

This conveyance is subject to 2013 taxes, paid, prorated and assumed by the Grantee; to all matters as set out on the plan of record in Book 3842, page 205, to the restrictive covenants as set out in Book 3957, page 552, and Book 4237, page 761, said Register's Office. Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 812 Aeolia 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 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 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 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 hand this 27th day of November, 2013.

Tew Chansathi

'STATE'OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Tew Chansathi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainor, and as such executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of November, 2013.

Commission expires: October 5, 2015

A. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

A B Waddell

Ann B. Waddell Notary Public