G#25668-2

BOX #14

WARRANTY DEED	State of Tennessee) County of Davidson)
BILL GARRETT, Davidson County Trans:T20130107610 DEEDWARR Recvd: 12/30/13 09:56 2 pgs Fees:13.00 Taxes:506.90 20131230-0130639	The actual consideration or value, whichever is greater, for this transfer is **$137,000.00.** Affiant Subscribed and Sworn to before me, this the 27th day of December, 2013. Notary Public My Commission expires 7-3-2017

HOUSTON W. HOWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Somdeth Bouaphachanh and Bounprasong Bouaphachanh	**"New Owners"**	**15010015500**
3132 Roundwood Forest Lane		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ronald E. Clary and wife, Maureen Clary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Somdeth Bouaphachanh and Bounprasong Bouaphachanh, 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:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Roundwood Forest, Section Two, as of record in Book 6250, Pages 548 and 549, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ronald E. Clary by General Warranty Deed dated October 2nd, 2002, from James D. Seal and wife, Janna Keven Clary Seal, of record in Instrument No. 20021014-0125717, Register's Office for Davidson County, Tennessee.

MAUREEN Clary, spouse of the above named Ronald E. Clary, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed on behalf of Ronald E. Clary and Maureen Clary, husband and wife, pursuant to a Power of Attorney executed by them on the 26th day of December, 2013, of record in Instrument No. 20131230-0130638, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6250, Pages 548 and 549, Register's Office for Davidson County, Tennessee;

2) Right of Way Easement to Colonial Pipeline Company of record in Book 3570, Page 395, Register's Office for Davidson County, Tennessee;

3) Deeds of Conveyances for Water and Sewer of record in Book 7748, Pages 420, 424, 473, and 483, Register's Office for Davidson County, Tennessee;

4) Restrictive Covenants contained in instrument of record in Book 6458, Page 97, Register's Office for Davidson County, Tennessee; and,

5) Taxes for the current year which have been prorated and were paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved property, known as: **3132 Roundwood Forest Lane, Antioch, TN 37013**.

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 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/our hand(s) this **27th** day of **December, 2013.**

Ronald E. Clary
By: _____, Atty in Fact
Ronald E. Clary
By John T. Cook, Attorney-In-Fact

Maureen Clary
By: _____, Atty in Fact
Maureen Clary
By John T. Cook, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Ronald E. Clary and Maureen Clary, husband and wife,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Ronald E. Clary and Maureen Clary, husband and wife,** for the purpose therein contained, by signing the name of **Ronald E. Clary and Maureen Clary, husband and wife,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **December, 2013.**

HOUSTON W. HUMMELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My Commission Expires: _____