BILL GARRETT, Davidson County
Trans:T20140041038 DEEDWARR
Recvd: 06/11/14 09:34 2 pgs
Fees:13.00 Taxes:462.13
20140611-0050646

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144357

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2014.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim Lian *et ux* 4619 Xavier Drive Antioch, TN 37013	Same address as new owner	148080181.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars ($124,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **AENOI NAPHO KOUNLAVONG, MARRIED**, hereinafter called the Granto, has bargained and sold and by these presents do hereby transfer and convey unto, **KIM LIAN AND CING DEIH, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 41, on the plan of Hazelwood, Section 17, as shown by plat and survey of same appearing of record in Book 9454, Page 657, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 41 fronts 61.07 feet on the northwesterly margin of Xavier Drive and extends back 169.39 feet on the northeasterly line and 149.87 feet on the southwesterly line to a broken line in the rear, measuring 69.42 feet therein.

Being the same property conveyed to Aenoi Napho Kounlavong, unmarried, by Warranty Deed from Keo Pengdanxay, married, dated 5/28/2008, recorded 6/3/2008, of record in Instrument No. 20080603-0056719, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 9454, page 657; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

KL

This is improved property known and designated as 4619 Xavier Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **JO ANN KOUNLAVONG,** wife of the aforesaid **AENOI NAPHO KOUNLAVONG,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this the 6th day of June, 2014.

AENOI NAPHO KOUNLAVONG

Jo Ann Kounlavong

JO ANN KOUNLAVONG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Aenoi Napho Kounlavong and Jo Ann Kounlavong, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of June, 2014.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017

KL