WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067031 DEEDWARR
Recvd: 09/09/14 11:27 2 pgs
Fees:13.00 Taxes:144.30
20140909-0082461

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16 (AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Phouthara Akhom-Le	NEW OWNER	Parcel ID:
4236 October Woods Drive		16400001600
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 considerations, the receipt of which is hereby acknowledged, we

Keith W. Abrams, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Phouthara Akhom-Le and Son Le

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:

Property lying in southeastern Davidson County on Mountain View Road; bounded on the west by Mt. View Road, on the north by property belonging to Julia Kostic Trust of record in Instrument 2002080895637; on the south and southwest by Asheford Crossing Subdivision, Sect. 1 of record in Plat book 7900, Page 937 and more specifically described as follows:

Beginning at a point in the center of Mt. View Road, the northwest corner of the herein described tract and the southwest corner of Kostic; thence with Kostic's south line S-48 deg. 41' 15" -E, 25.00' through an iron pin on the southeast margin of Mt. View Road and continuing an additional 440.79' to an iron pin set in the north boundary of Asheford Crossing Subdivision; thence N-82 deg. 51' 56" -W, 302.50' to an iron pin on the north margin of Asheford Trace; thence along the said north margin N-50 deg. 04' 51" -W, 210.12' through an iron pin and continuing an additional 25.07' to a point on the centerline of Mt. View Road; thence with the centerline of said road around a curve to the right, having a radius of 1,432.54' a distance of 176.64' to the point of beginning, according to a survey by Galyon W. Northcutt, 2607 Forest View Drive, Antioch, TN 37013; TN RLS #1529 dated August 31, 2004.

BEING the same property conveyed to Keith W. Abrams by Quitclaim Deed from Deborah L. Abrams, of record in Instrument 20100624-0049353, dated June 3, 2010, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 937, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 5728 Mount View Rd., 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, 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 5th day of September, 2014.

Keith W. Abrams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith W. Abrams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 2014.

My Commission Expires: 8/23/16

Notary Public

