WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071470 DEEDWARR
Recvd: 09/24/14 09:46 2 pgs
Fees:13.00 Taxes:721.50
20140924-0087668

JANE GRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Banouvong	Same address	173040A10700CO
(NAME)	(NAME)	
5021 W. Oak Highland Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kenneth Gabriel Heiser**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Susan Banouvong and Somsack Banouvong, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 107 on the Plan of Oak Highlands, Phase 1, of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to K. Gabriel Heiser, Trustee of the K. Gabriel Heiser Living Trust, dated October 14, 1997 by Warranty Deed dated 09/30/2008 from Jeffery R. Hayes and wife, Tammy Hayes of record in Instrument 200810080102113, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Kenneth Gabriel Heiser by Quit Claim Deed dated 10/12/2011 from K. GABRIEL HEISER, Trustee of the K. Gabriel Heiser Living Trust, dated October 14, 1997 of record in Instrument 201110120079306, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 6900, Page 431, Plat Book 6900, Page 432, Plat Book 6900, Page 433, Plat Book 6900, Page 434, and Plat Book 6900, Page 435, said Register's Office.
Restrictions of record in Book 7350, Page 24, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7367, Page 587, said Register's Office. Said By-Laws were amended of record in Book 8765, Page 90, said Register's Office.
Stormwater Detention Agreement of record in Book 7189, Page 379, said Register's Office.
Deed of Conveyance of record in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448, and Book 7748, Page 453, said Register's Office.
Agreement for the Dedication of a Temporary Easement for The Construction of Sanitary Sewers and/or Drainage Improvements of record in Instrument 200010020097139, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 7473, Page 697, said Register's Office.
Charter of the Homeowner's Association of record in Book 7337, Page 529, as amended in Book 8765, Page 100, said Register's Office.
Articles of Merger of record in Instrument 200708070093758, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5021 W. Oak Highland 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 GRANTEE(S), their heirs and/or 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/or 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 19th day of September, 2014.

Kenneth Gabriel Heiser

State of Tennessee
County of Williamson

Personally appeared before me Kenneth Gabriel Heiser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of September, 2014.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD P. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY