

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 75,000.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2014.

Notary Public

My commission expires: 11/26/14

BILL GARRETT, Davidson County
Trans:T20140072888 DEEDWARR
Recvd: 09/29/14 12:00 3 pgs
Fees:18.00 Taxes:277.50
20140929-0089437

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ADDISON SOUVANNARATH	**NEW OWNER**	**14801005100**
3728 TURLEY DRIVE	**SAME**	
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

BEVERLY A. DUNKIN-HOBBS, CHARLES E. DUNKIN, CYNTHIA K. HOLLIS, JOEL A. GREEN, WILLIAM P. GREEN, AND EMBER S. MILLER

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

ADDISON SOUVANNARATH, SINGLE

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 54 ON THE PLAN OF HILLBROOK SUBDIVISION, SECTION 11, OF RECORD IN BOOK 3300, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 54 FRONTS 96.4 FEET ON THE EAST SIDE OF TURLEY DRIVE AND EXTENDS BACK 208.3 FEET ON THE NORTHERLY LINE AND 226 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 43 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOYCE M. GREEN, WIDOW, BY WARRANTY DEED FROM RANDALL PHILLIPS BUILDERS, INC., DATED 11/29/1962 AND RECORDED ON 12/08/1962 IN BOOK 103, PAGE 842, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOYCE M. GREEN HAVING SINCE DIED ON 11/03/2009, LEAVING BEVERLY A. DUNKIN-HOBBS, CHARLES E. DUNKIN, CYNTHIA K. HOLLIS, JOEL A. GREEN, WILLIAM P. GREEN, AND EMBER S. MILLER AS SOLE HEIRS TO THE PROPERTY PER AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20120618-0053173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 3728 TURLEY DRIVE, NASHVILLE, TN 37211.

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 in 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 19th day of September, 2014.

Beverly A Dunkin Hobbs
BEVERLY A. DUNKIN-HOBBS

Charles E Dunkin
CHARLES E. DUNKIN

Cynthia K. Hollis
CYNTHIA K. HOLLIS

Joel A Green
JOEL A. GREEN
BY: CYNTHIA HOLLIS By: Cynthia K. Hollis
ATTORNEY IN FACT Attorney in fact

William P. Green
By: Jim K. Duncan
Attorney in Fact
WILLIAM P. GREEN
BY: JIM K. DUNCAN
ATTORNEY IN FACT

Ember S. Miller
EMBER S. MILLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **BEVERLY A. DUNKIN-HOBBS, CHARLES E. DUNKIN, CYNTHIA K. HOLLIS AND EMBER S. MILLER**, the within named Grantor(s), 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, at office, this 19th day of September, 2014.

Chris Elentes
Notary Public

Chris Elentes State of Tennessee Notary Public Williamson County

My Commission Expires: 11/26/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **JIM K. DUNCAN** to me known to be the person who executed the foregoing instrument in behalf of **WILLIAM P. GREEN** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **WILLIAM P. GREEN.**

Witness my hand, at office, this 19th day of September, 2014.

Notary Public

My Commission Expires: 11/20/17

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **CYNTHIA HOLLIS** to me known to be the person who executed the foregoing instrument in behalf of **JOEL A. GREEN** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **JOEL A. GREEN.**

Witness my hand, at office, this 19th day of September, 2014.

Notary Public

My Commission Expires: 11/20/17

Chris A. Fuentes
State of Tennessee Notary Public
Williamson County