Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140076751 DEEDWARR
Recvd: 10/10/14 10:14 2 pgs
Fees:13.00 Taxes:425.50
20141010-0094102

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 8th day of October, 2014.

Notary Public
My commission expires: 12-27-15

06-1408-75778

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary E. Phrachak	Farmington Mortgage	105-09-0-164.00
Sithidet Phrachak	2002 Richard Jones Road, Suite 300A	
3024 Cedarcliff Court	Nashville, TN 37214	
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Exavier Rivas, unmarried, and Marie E. Halford, unmarried, as joint tenants with full rights of survivorship, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary E. Phrachak and Sithidet Phrachak, wife and husband, hereinafter called the Grantees, their successors 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: 92, on the Plan of Phase II, Forest (erroneously referenced in prior deed as Forrest) View Park, Section V, of record in Book 6250, Page 458, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maria E. Halford (a.k.a. Marie E. Halford) by deed from Exavier Rivas, unmarried, dated May 10, 2001, recorded May 15, 2001, of record in Instrument No. 20010515-0050354, Register's Office for Davidson County, Tennessee. Reference is also made as to instrument of record in Instrument No. 20000830-0085850, said Register's Office.

Further being the same property conveyed to Anita Lester Trustee by Quitclaim Deed from Marie E. Halford, and as further conveyed to Exavier Rivas and Marie E. Halford by Quitclaim Deed from Anita Lester, Trustee, dated August 14, 2013, recorded August 16, 2013, of record in Instrument No. 20130816-0086339, Register's Office for Davidson County, Tennessee. Maria E. Halford is one and the same as Marie E. Halforfd.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3024 Cedarcliff Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of October, 2014.

Exavier Rivas

Maria E. Halford by Exavier Rivas as Attorney in Fact for Maria E. Halford a/k/a Marie E. Halford.

Maria E. Halford By Exavier Gerard Rivas
as Attorney in Fact for Maria E. Halford
a/k/a Marie E. Halford

*as recorded in Instrument No 20140930-0090148

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Exavier Rivas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8th day of October, 2014.

Notary Public

My Commission expires 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Exavier Gerard Rivas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Maria E. Halford and that he is authorized by Maria E. Halford to execute this instrument on her behalf.

*as recorded in Instrument No 20140930-0090148

Witness my hand and seal at Mt. Juliet, TN, this 8th day of October, 2014.

Notary Public at Large

My commission expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15