14.1.219

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Wayne M. Grimmer
1412 Hunters Branch Rd
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Farmington Mortgage, a div of CapStar
2002 Richard Jones Rd. Ste 300A
Nashville, TN 37215

MAP	**172-8**
GROUP	**A**
PARCEL	**85.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sorakray Xayvong and Janzen Scinta Xayvong, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Wayne M. Grimmer and Rebecca B. Grimmer, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section Two-B, Hunter's Branch, as shown by plat and survey of record in Plat Book 6900, page 336-337, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sorakray Xayvong and Jauzen Scinta, both unmarried as tenants with rights of survivorship by deed from M & C Investmenst; LLC of record in Instrument no. 20091005-0092451, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **1412 Hunters Branch Rd, Antioch, Tennessee 37013.**

***Janzen Scinta, Jauzen Scinta and Janzen Scinta Xavyong are all one in the same person.**

BILL GARRETT, Davidson County
Trans:T20140077676 DEEDWARR
Recvd: 10/15/14 11:24 2 pgs
Fees:13.00 Taxes:529.10
20141015-0095194

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **10th** day of **October, 2014.**

Sorakray Xayvong

Janzen Scinta Xayvong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sorakray Xayvong and Janzen Scinta Xayvong, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of October, 2014.

NOTARY PUBLIC

THOMAS L. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/23/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $143,000.00.

Leslie McCallum
AFFIANT

Subscribed and sworn to before me on this 10th day of October, 2014.

NOTARY PUBLIC

My Commission Expires
October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY