BILL GARRETT, Davidson County
Trans:T20150011463 DEEDWARR
Recvd: 02/13/15 13:50 3 pgs
Fees:18.00 Taxes:714.10
20150213-0013514

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL 183050A275.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Juan Chalabi
5520 Craftwood Drive
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **SIPRACHANH CHANTHAPHAYCHITH AND KHAMKIO CHANTHAPHAYCHITH**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **JUAN I. CHALABI,** "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 469, on the Plan of Phase Four, Section Seven "A", October Woods, as shown by plat appearing of record in Plat Instrument No. 20000907-0088379, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Siprachanh Chanthaphaychith and Khamkio Chanthaphaychith, by Cash Deed for Tennessee from Alphonso Jackson for The Secretary of Housing and Urban Development of Washington, D.C, dated July 29, 2004, appearing of record in Instrument No. 20040805-0094494, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2015 Real Property Taxes are a lien not yet due and payable until October 1, 2015; Subject to all matters shown on the Plan of record in Plat Instrument No. 20000907-0088379; Easement to Metro Nashville of record in Book 8443, page 75 and Book 8443, page 79; Charter of October Woods of record in Book 9840, page 259; By-Laws of October Woods of record in Book 9840, page 267; Quitclaim Deed to Homeowner's Association of record in Instrument No. 20001109-0111744; and to Restrictions of October Woods Subdivision of record in Instrument No. 20001003-0097964; all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5520 Craftwood Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10th day of February, 2015.

Siprachanh Chanthaphaychith, by and through her Lawful attorney in fact, Souriyong Chanthaphaychith

Siprachanh Chanthaphaychith, by and through her Lawful attorney in fact, Souriyong Chanthaphaychith

Khamiko Chanthaphaychith

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Souriyong Chanthaphaychith**, 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 the purposes therein contained on behalf of **Siprachanh Chanthaphaychith**, one of the within bargainors, and who acknowledged that he executed the same as the free act and deed of the said **Siprachanh Chanthaphaychith** and for the purposes therein contained by virtue of the Limited Power of Attorney executed by the same **Siprachanh Chanthaphaychith**, and of record in Instrument No. 20150213-0013513, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this 10th day of February, 2015.

Kamryn Crespo
NOTARY PUBLIC

My Commission Expires: 12/16/17

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Khamiko Chanthaphaychith**, 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 the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this 10th day of February, 2015.

Kamryn Crespo
NOTARY PUBLIC

My Commission Expires: 12/16/17

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$193,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 12/16/17

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY