BILL GARRETT, Davidson County
Trans:T20150013355 DEEDWARR
Recvd: 02/24/15 10:59 2 pgs
Fees:13.00 Taxes:518.00

20150224-0015741

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: February 22, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Max Claunch	Farmington Mortgage	150-05-0/54.00
(NAME)	(NAME)	
452 Owendale Drive	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Khammay Bandavong and Bouathong Bandavong both unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Max Claunch** married man, 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 situated in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 212 on the Plan of Section II, Cherry Hills of record in Plat Book 3700, page 143 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Khammay Bandavong and Bouathong Bandavong, son and mother both unmarried by deed from Mark M. Wilson and wife, Janice Wilson dated October 23, 1998 and filed for record October 28, 1998 in Book 11173, page 969, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 3700 ,page 143, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4178, page 786, Register's Office for Davidson County, Tennessee.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 452 Owendale 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 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 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 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 hands this 13th day of February, 2015.

Khammay Bandavong

Bouathong Bandavong

State of Tennessee
County of Davidson

Personally appeared before me Khammay Bandavong and Bouathong Bandavong, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2015.

Notary Public
My Commission Expires: February 22, 2016

File No.: 201501029

