WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

BILL GARRETT, Davidson County
Trans:T20150019362 DEEDWARR
Recvd: 03/17/15 12:34 2 pgs
Fees:13.00 Taxes:567.95
20150317-0022848

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jesse Triplett and Jean Triplett	NEW OWNER	
(NAME)	(NAME)	
3625 Lake Town Drive		
(ADDRESS)	(ADDRESS)	
Antioch 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Five Thousand And No/100 Dollars ($155,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Visay Tou Chounlamountry and wife, Khamphong Choumlamountry**, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto **Jesse Triplett, a single man and R. Jean Triplett, a married woman**, 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. 32, on the Plan of Section 3, Jamestown Estates, of record in Book 6900, Page 866, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Visay Tou Chounlamountry, and wife, Khamphong Chounlamountry by Warranty Deed from Virasouk Kongsaysy, and wife, Vilayphone Souvannakhiry, dated January 26, 2005, recorded in February 01, 2005 in 20050201-011681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 3625 Lake Town Drive, Antioch, TN 37013

File Number: FRN-150774

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, has 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 our hands this 11th day of March, 2015.

Visay Tou Chounlamountry

Khamphong Choumlamountry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Visay Tou Chounlamountry, and wife, Khamphong Chounlamountry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2015.

Notary Public

My Commission Expires: May 5, 2015

(SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

File Number: FRN-150774