WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/15 11:38 4 pgs
Fees:23.00 Taxes:351.50
20150504-0040064

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bounthavy Dipaseuth	New Owner	15100008500
(NAME)	(NAME)	
7007 Zither Lane		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ***Cheryl Murray Twitty, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bounthavy Dipaseuth and wife, Phetsamone Dipaseuth**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*a/k/a Cheryl Ann Murray

SEE ATTACHED EXHIBIT "A"

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 0 Hobson Pike, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 27th day of April, 2015.

Cheryl Murray Twitty

File No.: 01291-11886
SMG TN Warranty Deed

State of Delaware
County of NEW Castle

Personally appeared before me Cheryl Murray Twitty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27 day of April, 2015

Tegist Worku

Notary Public

My Commission Expires:

Tegist Worku
Commission #20131119000000
Notary Public
State of Delaware
My Commission Expires November 19, 2015

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

EXHIBIT "A"
LEGAL DESCRIPTION

Tract I:
A certain tract or parcel of land lying in Davidson County, Tennessee, being described as follows:

Beginning at an iron pin, the southeast corner of this tract, corner to the 150 foot TVA right-of-way line and the tract conveyed to Thomas K. Worrall et ux by deed from James L. Franklin et ux, of record in Book 4777, Page 121, Register's Office for said County, running thence North 3 deg. 30' East 641.6 feet with said Worrall's westerly line to an iron pin; thence North 27 deg 05' West 91.5 feet with Worrall's line to an iron pin located in the southeasterly right-of-way line of Hobson Pike, said iron pin being located generally 40 feet from the center line of said pike; thence, with said right-of-way line, curving on a curved line having a radius of 1,869.86 feet in a generally southwesterly and southerly direction, 225 feet to a point in said right-of-way line; thence South 3 deg. 30' West 740 feet more or less, with said Franklin's line to said TVA right-of-way line and said Worrall's line; thence North 45 deg East 331 feet, more or less, with said Worrall's line and said right-of-way line, to the beginning; containing by estimation 4 acres, more or less.

Tract II:
A certain tract or parcel of land lying in Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, dated November 24, 1973, as follows:

Beginning at the southeast corner of this tract, corner to Lora W. Haralson's land, formerly Layne Harrison's, at a corner post, with iron pin, said corner post being described originally in the deed to Ann Knox Franklin of record in 1847, Page 65, Register's Office for said County, as "corner post with hickory pointers", thence North 3 deg 30' East 1135.0 feet, with said Haralson's westerly line to an iron pin in the southerly right-of-way line of Hobson Pike; thence, with said right-of-way line, curving on a curved line having a radius of 1,869.86 feet in a generally southwestelry direction, 172.0 feet to an iron pin in said line, corner to James L. Franklin; thence South 27 deg 05' East 91.5 feet with Franklin to an iron pin; thence South 3 deg 30' West 641.60 feet with Franklin, to an iron pin in the northwesterly right-of-way line of T.V.A.; thence South 45 deg West 505.00 feet with said T.V.A. line and with Franklin to an iron pin in the northerly line of the land of Perry F. Harris et al, formerly J. H. Seats, said iron pin being located North 88 deg. East 163 feet from a cedar post, Fanklin's original southwest corner; thence North 88 deg East 299.2 feet with Harris' and Harralson's northerly line to the beginning; containing 5.38 acres, more or less.

As to Tract 1:
Being the same property conveyed to Cheryl Ann Murray by Deed from James L. Franklin and Ann Knox Franklin, dated February 4, 1974 and filed in Book 4785, page 272, Register's Office of Davidson County, Tennessee.

As to Tract 2:
Being the same property conveyed to Cheryl Ann Murray by Deed dated May 25, 1984 from Thomas K. Worrall and wife, Samanta C. Worrall of record in Book 6301, Page 899, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

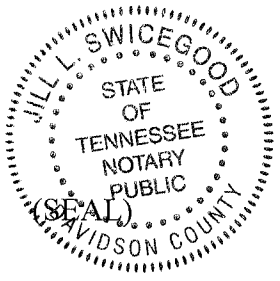
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018