This instrument prepared by and return to:
Tish Baldwin, Attorney at Law
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 150752TN

BILL GARRETT, Davidson County
Trans:T20150036145 DEEDWARR
Recvd: 05/11/15 10:52 2 pgs
Fees:13.00 Taxes:53.65
20150511-0042816

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mark Holt	New Owner	043-04-0-A-005.00
326 Cypress Glenn Drive		
mt. Juliet, TN 37122		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Soukphamay Kennivong, married**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Mark Holt,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of First Revision River Landing Section 1, Phase, formerly known as Windstar Estates of record in Instrument No. 20060728-0091763 (erroneously referenced as Instrument No. 20060918-0115492 in previous deeds), in the Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description of the property.

BEING the same property conveyed to Soukphamay Kennivong, married, by deed from Reyes Construction, Inc., a Tennessee corporation, dated May 23, 2013 and recorded May 29, 2013, of record in Instrument No. 20130529-0053830, Register's Office, Davidson County, Tennessee.

The above referenced property is not and has never been the primary residence of the Grantor or his spouse.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Soukphamay Kennivong** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Soukphamay Kennivong** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is unimproved and known as: **701 Keeton Ct., Old Hickory, TN 37138**.

Executed on this 28th day of April. 2015.

Soukphamay Kennivong
Soukphamay Kennivong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said County and State, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **Soukphamay Kennivong, married,** executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of April, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of April, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19