BILL GARRETT, Davidson County
Trans:T20150047697 DEEDWARR
Recvd: 06/16/15 10:59 2 pgs
Fees:13.00 Taxes:545.75
20150616-0057136

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 147,500.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2015.

Notary Public

My commission expires: 11/3/15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zachary Anselmo **Caitlin P. Anselmo**	New owner	**14801005100**
3728 Turley Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Addison Souvannarath, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary Anselmo and wife, Caitlin P. Anselmo

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 in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 54 on the plan of Hillsbrook Subdivision, Section II, of record in Book 3300, page 12, Register's Office for said county.

Said Lot No. 54 fronts 96.4 feet on the east side of Turley Drive and extends back 208.3 feet on the northerly line and 226 feet on the southerly line to a dead line in the rear on which it measures 43 feet.

Being the same property conveyed to Addison Souvannarath, single by Warranty Deed from Beverly A. Dunkin-Hobbs, Charles E. Dunkin, Cynthia K. Hollis, Joel A. Green, William P. Green and Ember S. Miller dated 09/19/14 and recorded on 09/29/14 in Instrument No. 20140929-0089437, said Register's Office for said county.

Also being the same property conveyed to Beverly A. Dunkin-Hobbs, Charles E. Dunkin, Cynthia K. Hollis, Joel A. Green, William P. Green and Ember S. Miller by Affidavit of Heirship of record in Instrument No 20120618-0053173; Instrument No. 20140929-0089432 and Instrument No. 20140929-0089433, said Regsiter's Office for said county.

Also being the same property conveyed to Joyce M. Green, widow by Warranty Deed from Randall Phillips Builders, Inc. dated 11/29/62 and recorded on 12/07/62 in Book 103, page 812, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3728 Turley Drive, Nashville, TN 37211.

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 in 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 hand(s) this 11th day of June, 2015.

Addison Souvannarath

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Addison Souvannarath, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2015.

Notary Public

My Commission Expires: 9.11.16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY