WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Lisa B. Meller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August 2015.

Jessica Graham
Notary Public

MY COMMISSION EXPIRES: 5-20-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bibi Phetsomphou and Heather Phetsomphou	Guaranty Trust Company	
(NAME) 705 Spinnaker Cove	(NAME) 316 Robert Rock Dr.	098-09-0-A 052.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **SANDRA GOODWIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BIBI PHETSOMPHOU AND HEATHER PHETSOMPHOU,** 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 140, LAKESHORE, PHASE 3B, as shown on plat of record in Plat Book 7900, Page 677, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sandra Goodwin, unmarried by Warranty Deed from B. David Fessenden and wife, Grace Fessenden, recorded on the 1st day of November, 2011 in Instrument No. 20111101-0084710, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 7900, Page 683, said Register's Office; (c) restrictive covenants of record in Book 7572, Page 669, said Register's Office; (d) Charter of Homeowners Association recorded in Book 7892, Page 464 and Book 8709, Page 424, said Register's Office; and (e) Conveyance for Common Open Space recorded in Book 10447, Page 932, said Register's Office.

unimproved
This is improved x property, known as 705 Spinnaker Cove, Hermitage, TN 37076
(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.

BILL GARRETT, Davidson County
Trans:T20150072762 DEEDWARR
Recvd: 08/27/15 09:34 2 pgs
Fees:13.00 Taxes:906.50
20150827-0086757

Witness my hand this 25 day of August, 2015.

Sandra Goodwin

SANDRA GOODWIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Goodwin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of August, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015