WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/04/15 08:55 2 pgs
Fees:13.00 Taxes:725.20
20150904-0090208

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $196,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of September, 2015.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Fady E. Farah	UNITED WHOLESALE MORTGAGE	174-01-OA-043.00CO
5616 Hickory Park Drive	1414 E. MAPLE RD.	
Cane Ridge, TN 37013	TROY, MI 48083	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Siphay Douangvilay and wife, Davone Douangvilay and Mike M. Douangvilay, a married man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fady E. Farah and Meriana G. Yassa, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. Fifty-five (55) on the First Amendment Rivendell Woods, Phase I, Section I, according to plat and survey of record in Instrument Number 20070329-0037618, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Siphay Douangvilay, a married man, and Mike M. Douangvilay, a married man from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed on February 28, 2008, of record in Instrument Number 20080304-0021347, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20070329-0037618, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20070607-0068416, as amended and supplemented in Instrument Number 20080722-0074876; 20100831-0068917 and 20130920-0099329, Register's Office for Davidson County, Tennessee.
- Charter of Rivendell Homeowner's Association, Inc., of record in Instrument Number 20081031-0108933, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 9487, Page 908; Book 4215, Page 632; Instrument Numbers 20070522-0061016; 20031104-0161896; 20070430-0050843; 20040702-0079201; 20040702-0079201 and 20100517-0037513, Register's Office for Davidson County, Tennessee.
- Subject to liens for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.
- Note: Mike M. Douangvilay never used this property as his residence, personal, marital or otherwise.

This is improved property known as: **5616 Hickory Park Drive, Cane Ridge, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 28, 2015.

Siphay Douangvilay

Davone Douangvilay

Mike M. Douangvilay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Siphay Douangvilay, Davone Douangvilay, and Mike M. Douangvilay,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 28, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17