BILL GARRETT, Davidson County
Trans:T20150103933 DEEDWARR
Recvd: 12/09/15 09:59 2 pgs
Fees:13.00 Taxes:769.60
20151209-0123831

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $208,000.00 (Two Hundred Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of November, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
NOTARY SEAL

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Eric C. Sadowsky & Lisa D. Sadowsky 222 Foxoboro Drive Madison, TN 37115	Same as new owner	04213007500

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **THONGPHOUY D. SOUKSAVATH, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ERIC C. SADOWSKY AND LISA D. SADOWSKY, HUSBAND AND WIFE AS JOINTS TENANTS,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING Lot No. 32 on the plan of Section Two, Hedgewood Hills, of record in Book 3700, page 44, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Thongphouy D. Souksavath, unmarried, by Warranty Deed from Jeffrey G. Morland, unmarried, of record in Instrument Number 20130715-0072884, Register's Office for Davidson County, Tennessee and corrected by Scrivener's Affidavit filed for record at Instrument No. 20151209-0123850, said Register's Office.

Being also known as 222 Foxboro Drive, Madison, TN 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **222 FOXOBORO DRIVE** **MADISON, TN 37115**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015114041

WITNESS, this 30th day of November, 2015

X _____
Thongphouy D. Souksavath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of November, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thongphouy D. Souksavath** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of November, 2015.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016