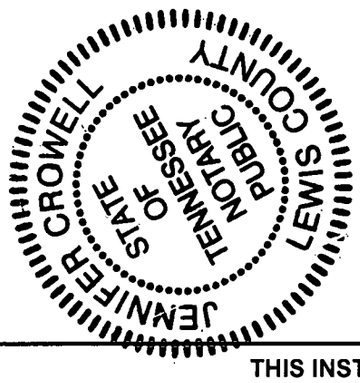
WARRANTY DEED



STATE OF Tennessee

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS ~~$177,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2016.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Regan		071-03-0-067.00
(NAME)	(NAME)	
105 Gordon Terrace	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Megan C. Pathammavong and Lamphone Pathammavong, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Regan, an unmarried man and Courtney Small, an unmarried woman**, 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 land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 13 and the westerly 35 feet of Lot No. 15, on the Plan of John L. Gordon's Subdivision as of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

This Conveyance is Subject to the Following: Subject to Those Matters Set Forth on the Plan of John L. Gordon's Subdivision of Record in Plat Book 843, Page 61, Register's Office For Davidson County, Tennessee; Subject to any Restrictions, Easements, Etc., of Public Record Which May Affect Subject Property.

Being the same property conveyed to Megan C. Pathammavong and Lamphone Pathammavong, wife and husband by Warranty Deed dated 07/24/2013 from Gregory J. Hopkins and Kristin M. Hopkins, husband and wife, filed for record on 07/29/2013 in Instrument No. 20130729-0078510, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 105 Gordon Terrace, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160006780 DEEDWARR
Recvd: 01/26/16 12:47 2 pgs
Fees:13.00 Taxes:654.90
20160126-0007467

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.

Witness our hands this 21 day of January, 2016.

Megan C. Pathammavong

Lamphone Pathammavong

State of Tennessee

County of WILSON

Personally appeared before me Megan C. Pathammavong and Lamphone Pathammavong, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of January, 2016

Notary Public
My Commission Expires: 03/21/2017

NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE