BILL GARRETT, Davidson County
Trans:T20160033584 DEEDWARR
Recvd: 04/25/16 09:37 2 pgs
Fees:13.00 Taxes:629.00
20160425-0039725

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Record & Return To:
Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Yosef Minilek
513 Rebecca Trena Way
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP/PARCEL 150-15-0B-066.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Steven Vongphom and wife, Mina Vongphom,** has this day bargained and sold, and does hereby transfer and convey unto **Yosef Minilek, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. Sixty-Six (66) on the Plan of Final Plat, Edison Park (formerly Painter), "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060726-0090090, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Vongphom and Mina Vongphom by Warranty deed from Harvest Homes, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20071231-0148627 Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on December 31, 2007.

This is improved property known as: **513 Rebecca Trena Way, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20060726-0090090, and restrictions in Instrument Number 20060831-0107891, and encumbrances as may be

shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 19th day of April, 2016.

Steven Vongphom

Mina Vongphom

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Steven Vongphom and Mina Vongphom,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 12/5/17

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$169,900.00~~ 170,000.00

AFFIANT

Subscribed and sworn to before me this the 19th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY