BILL GARRETT, Davidson County
Trans:T20160070202 DEEDWARR
Recvd: 08/12/16 14:11 2 pgs
Fees:13.00 Taxes:1979.50
20160812-0084346

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1210

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of August 2016

Notary Public
Commission Expires: 9-11-17

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jerry Buford Sr. 14026 Old Hickory Boulevard Antioch, TN 37013	New Owner	182-00-0-175.00

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,

Saysamone Keohavong and Seng Thip Keohavong Husband and Wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry Buford Sr. and wife, Jennie Buford

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:

BEING a portion of the Wayne Christopher property lying in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Robert J. Morris, dated October 6, 1989, as follows:

BEGINNING at an iron pin set in the easterly right-of-way of Old Hickory Boulevard, said iron pin being the northwest corner of the herein described tract of land; thence running with the south boundary line of the Fann and Gregg property South 87 deg. 16 min. 00 sec. East, 965.09 feet to an existing iron pin; thence running with the westerly boundary line of the Jack I. Pratt property, South 6 deg. 39 min. 53 sec. West, 166.72 feet to an iron pin; thence with a new staked line four calls as follows: North 81 deg. 29 min. 40 sec. West, 434.20 feet to an iron pin; thence South 6 deg. 39 min. 51 sec. West, 103.05 feet to an iron pin; thence South 76 deg. 50 min. 19 sec. West, 180 feet to an iron pin; thence South 84 deg. 06 min. 09 sec. West, 394.57 feet to an iron pin set in the east right-of-way of Old Hickory Boulevard; thence with said right-of-way North 11 deg. 48 min. 49 sec. East, 258.86 feet to an iron pin; thence with a curve to the left having a radius of 660.50 feet, an arc length of 78.79 feet to the point of beginning and containing 5.0 acres, more or less.

BEING the same property conveyed to Saysamone Keohavong and wife, Seng Thip Keohavong, by Warranty Deed from Russell Wayne Christopher and wife, Sylvia D. Christopher, dated 10/27/89 and recorded 10/30/89 in Book 7970, Page 796, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 14026 Old Hickory Boulevard, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated 10th day of August 2016

Saysamone Keohavong by Kate Estes Attorney in fact
Saysamone Keohavong

Seng Thip Keohavong by Kate Estes Attorney in fact
Seng Thip Keohavong

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Saysamone Keohavong and Seng Thip Keohavong Husband and Wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of August 2016

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE'
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

(Notary Seal)
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Kate Estes** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Saysamone Keohavong and Seng Thip Keohavong**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 10 day of Aug, 16

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE'
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY