WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Comm. Expires May 8, 2017

Return to:

File # 110628

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anousala Chanthasone	NEW OWNER	14814002300
(NAME)	(NAME)	
3942 East Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Paul B. Evans and Larry G. Evans,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anousala Chanthasone,** unmarried, 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 Lot No. 112, Section II, Locustwood, of record in Book 2331, Page 147, Register's Office for said County.

Said Lot No. 112 fronts 75 feet on the east side of East Ridge Drive and runs back 223 feet on the north line and 223.2 feet on the south line, to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Paul B Evans and Larry G. Evans, by deed of record in Instrument NO. 20101228-0102459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3942 East Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160072455 DEEDWARR
Recvd: 08/19/16 09:49 2 pgs
Fees:13.00 Taxes:259.00

20160819-0086795

Witness my/our hands this 5th day of August, 2016.

Paul B. Evans

By Larry G. Evans His attorney in fact

Larry G. Evans

State of Tennessee
County of Williamson

Personally appeared before me Larry G Evans, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of August, 2016.

Notary Public
My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 5th day of August, 2016, before me personally appeared Larry G. Evans, the person who executed the foregoing instrument on behalf of Paul B. Evans and acknowledged that he executed the same as the free act and deed of the said Paul B. Evans, through Power of Attorney granted him by the said Paul B. Evans.

Notary Public
Commission expires:

File No.: 11068

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017