BILL GARRETT, Davidson County
Trans:T20160081062 DEEDWARR
Recvd: 09/15/16 15:30 2 pgs
Fees:13.00 Taxes:592.00
20160915-0097243

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of September, 2016, by and between Addison Souvannarath, unmarried, party of the first part, and Hector U. Arias , a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 109 on the Plan of Debra Heights, Section Two, of record in Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Addison Souvannarath by virtue of that certain Warranty Deed dated May 11, 2016, at Instrument No. 20160513-0047844 in the amount of $105,666.50 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has not been used as her primary residence, and that said property has been used for investment purposes only.

Being the same property previously conveyed to Prayuth Silpacharn and Anchana Silpacharn by virtue of Warranty Deed dated January 23, 1987 at Book 7118, Page 179 int he amount of $64,000.00 in the said Register's Office.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable, restrictions of record at Plat Book 3700, Page 39, and Book 3949, Page 404; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Addison Souvannarath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Addison Souvannarath, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of September, 2016.

Notary Public

My Commission Expires: 11-5-18

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address:	Hector Arias-Urias 4717 Richards Ct Antioch, TN 37013
Tax Parcel No	14812009400
Property Address:	4717 Richards Ct. Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $160,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of September, 2016.

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY