NAME AND ADDRESS OF NEW OWNER

Seng Kounlavong
905 Lydia Drive
Antioch TN 37013

SEND TAX NOTICE TO

Same

BILL GARRETT, Davidson County
Trans:T20160087287 DEEDQC
Recvd: 10/04/16 13:53 2 pgs
Fees:12.00 Taxes:0.00
20161004-0104719

Prepared By:

Jim K. Duncan
Attorney at Law
315 North Walnut Street
Murfreesboro, TN 37130

Map No.: 148-12
Parcel No.: 25

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, **Kong Chansomphou, a single person,** do hereby transfer, convey and quitclaim unto **Seng Kounlavong**, his heirs and assigns, forever, all my right, title, claim and interest in and to that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Lori Heights, as of record in Book 3106, page 123, Register's Office for said County.

Said Lot No. 6 fronts 143.86 feet on the southerly side of Lydia Drive and extends back 187.12 feet on the easterly line and 150.70 feet on the westerly line to a dead line on which it measures 192.01 feet, said dead line being a broken line.

INCLUDED BUT EXCLUDED:

Being the easterly 30 feet of Lot 6 on the Plan of Lori Heights, as of record in Book 3106, Page 123, said Register's Office, described as follows:

Beginning at the northwesterly corner of Lot No. 5 and running back along the lot line 187.12 feet to a point; thence along a broken line across the rear, 28 feet, more or less to a point; thence northerly 182 feet more or less, to southerly margin of Lydia Drive; thence along the Lydia Drive 30 feet to the point of beginning.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3407, Page 195, Register's Office for said County.

Survey and Plat sets out a 30 foot Minimum Building Setback Line from Lydia Drive, which has not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Survey and Plat sets out a 10 foot Public Utility and Drainage Easement along rear lot line.

Survey and Plat sets out a 30 foot by 2.5 foot Anchor Easement at Northeast and Northwest lot corner.

Being the same property conveyed to Seng Kounlavong and Kong Chansomphou by Deed from Lisa Atwood of record in Book 9218, Page 328, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD said interest in said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

WITNESS MY HAND this the 3rd day of October, 2016

KONG CHANSOMPHOU

STATE OF TENNESSEE)
:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KONG CHANSOMPHOU, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this the 3rd day of October, 2016.

NOTARY PUBLIC AT LARGE

JIM K. DUNCAN Notary Public At Large RUTHERFORD COUNTY, TN

My commission expires: 8/19/17

STATE OF TENNESSEE)
:
COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this the 3rd day of October, 2016.

NOTARY PUBLIC AT LARGE

JIM K. DUNCAN Notary Public At Large RUTHERFORD COUNTY, TN

My commission expires: 8/19/17