WARRANTY DEED

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Phanmaly Vongboupha	People's Home Equity	14815013200
(NAME)	(NAME)	
4044 Navaho Trail	170 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville TN 37922	
(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, **Sarah Hills-Mollenhauer and Troy Mollenhauer,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phanmaly Vongboupha, 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:

LAND in Davidson County, Tennessee, being Lot No. 26 on the plan of Apache Hills, Section Five, Part Two, of record in Book 5050, Page 39, Register's Office for said County.

SAID Lot No. 26 fronts 42.94 feet on the Easterly margin of Navaho Trail and extends back 97.00 feet on the Northerly line and 106.00 feet on the Southwesterly line to a dead line in the rear, measuring 144.90 feet thereon.

Being the same property conveyed to Sarah Hills-Mollenhauer and husband, Troy Mollenhauer, by deed of record in Instrument No. 20060619-0073169, Register's Davidson Office for County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 4044 Navaho Trail, 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:T20160096401 DEEDWARR
Recvd: 11/01/16 10:02 2 pgs
Fees:13.00 Taxes:551.30
20161101-0115262

Witness my/our hands this 28th day of October, 2016.

Sarah Hills-Mollenhauer

Troy Mollenhauer

State of Tennessee
County of Williamson

Personally appeared before me Sarah Hills-Mollenhauer and Troy Mollenhauer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 11449

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017