BILL GARRETT, Davidson County
Trans:T20160106791 DEEDWARR
Recvd: 12/05/16 14:34 2 pgs
Fees:13.00 Taxes:499.50
20161205-0127441

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (Loan) Title No.: 58680
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Porntep W. Zerbe Chomphayvanh Soulivong 121 Tomarand Road Antioch, TN 37013	First Community Mortgage, Inc. ISAOA/ATIMA 262 Robert Rose Dr., Ste. 101 Murfreesboro, TN 37129

TAX MAP PARCEL NUMBERS: 16204006400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Himmakone Chanthavatdy, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Porntep W. Zerbe and Chomphayvanh Soulivong, joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Antioch Park, Section 5 of record in Book 4460, page 58, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Himmakone Chanthavatdy, married by Warranty Deed from Albert William Hargrove, unmarried, dated August 25, 2011 and recorded on August 26, 2011 of record in Instrument No. 20110826-0066091, Register's Office for Davidson County, Tennessee.

Sonia Chanthavatdy, spouse of Himmakone CHanthavatdy joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 58, said Register's Office, which Plan shows a 3, foot minimum building setback line from Tomarand Road, and easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as 121 Tomarand Road, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of December, 2016.

Himmakone Chanthavatdy

Sonia Chanthavatdy

State of Tennessee

County of Davidson

On this 2nd day of December, 2016, before me the undersigned authority, personally appeared Himmakone Chanthavatdy and Sonia Chanthavatdy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $135,000.00.

Affiant

Sworn and subscribed before me this 2nd day of December, 2016.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: