29282-8

Box 14

return to: Attorneys Title Company, Inc.

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160113996 DEEDWARR
Recvd: 12/28/16 10:48 2 pgs
Fees:13.00 Taxes:1239.50
20161228-0136200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 27th day of December, 2016.

Anna Agee
Notary Public

My commission expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nuchjarec Khunchana	Farmington Mortgage, a Division of Capstar Bank	
539 Eastboro Drive	2002 Richard Jones Road, Ste. 300A	091-09-0E-002.00-CO
Nashville, TN 37209	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELAINE M. PERROTTO, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NUCHJAREE KHUNCHANA AND JOHNATHON SPEED, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B on the Plan of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, Restrictions and By-Laws of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130911-0096026, amended in Instrument No. 20140506-0038561 and in Instrument No. 20140514-0044170, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Eastboro 537-543 Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20130911-0096026, Register's Office for Davidson County, Tennessee, for a more complete identification of said unit.

Being the same property conveyed to Elaine M. Perrotto, a single woman by Warranty deed from Gabe Feltner of record in Instrument No. 20140625-0055408 Register's Office for Davidson County, Tennessee, dated June 20, 2014 and recorded on June 25, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 539 Eastboro Drive, Nashville, TN 37209.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th 23rd day of December, 2016.

Elaine Perrotto

Elaine M. Perrotto

STATE OF North Carolina
COUNTY OF New Hanover

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elaine M. Perrotto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23 day of December, 2016.

Amy L Howard

Notary Public

My Commission Expires:

March 11, 2017

AMY L HOWARD
Notary Public
Forsyth County
North Carolina
My Commission Expires Mar 11, 2017