Record

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

Davidson County DEEDWARR
Recvd: 01/04/17 13:57 2 pgs
Fees:13.00 Taxes:344.10
20170104-0000898

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of December, 2016, by and between Somsack Hongsakul and Bounmy Hongsakul, husband and wife, party of the first part, and Addison Souvannarath, an unmarried woman, 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. 1010 on the Plan of Cherokee Hills, Section Eight, of record in Book 4300, Page 106, Register's Office for Davidson County, Tennessee, (being a resubdivision of Lot NO. 857-A and Reserve Parcels "B" and "D" Cherokee Hills, Section Eight, of record in Book 3700, Page 154, said Register's Office), to which plat reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Bounmy Hongsakul by virtue of that certain Quit Claim Deed dated October 12, 2009, and being of record at Instrument No. 20091013-0094925 in the Register's Office of Davidson County, Tennessee.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 4300, Page 106 and Book 4518, Page 495 and Easements at Book 8640, Page 679 in said Regsiter's Office, Tennessee; 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.

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.

Somsack Hongsakul, By Dustin Khamphou Douangvilay
Attorney In Fact

Bounmy Hongsakul, By Dustin Khamphou
Douangvilay Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2016, before me personally appeared Dustin Khamphou Douangvilay, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Somsack Hongsakul and Bounmy Hongsakul and acknowledged that he executed the same as the free act and deed of the said Somsack Hongsakul and Bounmy Hongsakul .

WITNESS my hand and official seal at office this 29th day of December, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Addison Souvannarath
7007 Inglenook Dr
Smyrna, TN 37167

Tax Parcel No 14807011900

Property Address: 123 Cherokee Pl
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at owner's 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 $93,000.00 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 29th day of December, 2016.

Notary Public

My Commission Expires: 7.3.17

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19