WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170004398 DEEDWARR
Recvd: 01/17/17 14:59 2 pgs
Fees:13.00 Taxes:481.00
20170117-0004977

File No. 0002138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/20/19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pertti Kymalainen, *et ux.*	Pertti Kymalainen	182-00-0-169.00
(NAME) 0 Old Hickory Boulevard	(NAME) 149 Hickory Trace Dr.	
(ADDRESS) Antioch, TN, 37013	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark Vongnarath and Lee Vongnarath, husband and wife (incorrectly referred to as "Mark Yongnarathand and wife, Lee Yongnarath in prior deed of record),** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pertti Kymalainen and Aleksandra Kymalainen, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 17, 1988, and known as Job No. 87-667, more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Old Hickory Boulevard, said point of beginning, being the northeast corner of the herein described tract and also being North 83 deg. 24' 24" West 450.00 feet from the northwest corner of the W.G. Randles property of record in Book 6421, Page 532, said Register's Office; thence leaving the margin of Old Hickory Boulevard South 10 deg. 56' 33" West 129.44 feet to an iron pin; thence South 14 deg. 45' 16" West 885.01 feet to an iron pin set in the line of the Roy L. Hill property of record in Book 2878, Page 605, said Register's Office; thence with Hills line North 53 deg. 43' 23" West 349.18 feet to an iron pin; thence with the Roy L. Hill property of record in Book 2902, Page 193, said Register's Office, North 27 deg. 26' 11" East 892.22 feet to an iron pin set on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard South 82 deg. 33' 57" East 111.71 feet to an iron pin; thence South 83 deg. 24' 24" East 9.65 feet to the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to Mark Yongnarath and wife, Lee Yongnarath by Warranty deed from Troy Rippetoe and wife, Peggy Rippetoe of record in Book 8613, page 11, Register's Office for Davidson County, Tennessee, dated April 29, 1992 and recorded on April 29, 1992.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 0 Old Hickory Boulevard, Antioch, TN 37013

(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.

Witness my hand this 13th day of January, 2017.

Mark Vongnarath

Lee Vongnarath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Vongnarath and Lee Vongnarath, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of January, 2017.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206