This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Phiengchan Dethsaysongkham
& Prasith Phommachan
2236 Oak Barrel Lane
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

BILL GARRETT, Davidson County
Trans:T20170028730 DEEDWARR
Recvd: 04/05/17 12:09 2 pgs
Fees:13.00 Taxes:715.95
20170405-0033376

MAP **149-2**
GROUP
PARCEL **124.00**

MORTGAGEE:
IBERIABANK Mortgage
106 Dover
West Memphis, AR 72301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Prasith Phommachan, married,** hereinafter called the GRANTOR"", bargained and sold, and by these presents, transfer and convey unto **Phiengchan Dethsaysongkham and Prasith Phommachan, wife and husband**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 28, on the Plan of Oakwood Subdivision, Section One, Phase III**, as shown by plat and survey of record in Book 7900, Page 268, as amended in Book 6050, page 508, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Prasith Phommachan, married by Warranty Deed dated February 25, 2002, from James W. Johnson and wife, Pamela F. Kinzer, appearing of record in Instrument No. 20020228-0025605, Register's Office for Davidson County, Tennessee.

Phiengchan Dethsaysongkham, the wife of **Prasith Phommachan**, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEE.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **2236 Oak Barrel Lane, Antioch, Tennessee 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 , heirs and assigns, forever, and, covenant with the said that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, , further covenant and bind , heirs and assigns, to warrant and forever defend the title to the said land to the said , and heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS this the **24th** day of **March, 2017**.

Prasith Phommachan

Phiengchan Dethsaysongkham

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Prasith Phommachan and Phiengchan Dethsaysongkham**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that theyexecuted the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of March, 2017.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is ~~greater,~~ for this transfer is **$193,500.00.**

AFFIANT

Subscribed and sworn to before me on this 24th day of March, 2017.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4/20/2020

File No. 17024481