BILL GARRETT, Davidson County
Trans:T20170049738 DEEDWARR
Recvd: 06/12/17 09:35 2 pgs
Fees:13.00 Taxes:518.00
20170612-0058448

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

# WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of May, 2017, by and between Khampho Sibounheuang and Nene Sibounheuang, a married couple, party of the first part, and Girgis Saber, a single man, 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:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Bel Air Subdivision Section 1 of record in Plat Book 2900, Page 27 and 28, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Khampho Sibounheuang and Nene Sibounheuang by virtue of that certain Warranty Deed dated June 27, 1995, and being of record at Book 9716, Page 75 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 217 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 2900, Page 27-28 in the Register's Office of Davidson County, 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.

Khampho Sibounheuang

Nene Sibounheuang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Khampho Sibounheuang and Nene Sibounheuang, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of May, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Girgis Saber

1925 Dabbs Ave, Nashville, TN 37217

Tax Parcel No 10705006500

Property Address: 1925 Dabbs Avenue
Nashville, TN 37217

MAIL TAX
BILLS TO: [redacted]
Girgis Saber
1731 B Southwind Dr
Nashville, TN 37217

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 $140,000.00 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 26th day of May, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY