BILL GARRETT, Davidson County
Trans:T20170054942 DEEDWARR
Recvd: 06/27/17 11:48 2 pgs
Fees:13.00 Taxes:697.45
20170627-0064614

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17217

Send Tax Bills To:

SAME / NEW OWNER

New Owner is:
Ae Vongphom
Poun Vongphom
1108 Waverunner Court East
Nashville, TN 37217

MAP: 136-13-0A-007.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kenny Khoonnala and wife, Malaisri Khoonnala**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ae Vongphom and Poun Vongphom, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1108 Waverunner Court E, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Watersview, of record in Instrument No. 20010515-0050286, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Kenny Khoonnala and wife, Malaisri Khoonnala, by Warranty Deed from Ralph Stevens, dated 5/2/03 and recorded 5/23/03 in Instrument No. 20030523-0070567, in the Register's Office of Davidson County, Tennessee.

K.K M.K
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of June, 2017.

GRANTOR(S):

Kenny Khoonnala
KENNY KHOONNALA

Mali Khoonnala
MALAISRI KHOONNALA

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kenny Khoonnala and wife, Malaisri Khoonnala**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of June, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$188,500.00**.

Nicole Bodden
AFFIANT

SWORN TO and subscribed before me this 22nd day of June, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 11-5-18