(1)

WARRANTY DEED

2017-816

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

April D. Blackman
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of June, 2017.

Kimbra Spann
Notary Public

(Affix Seal)

My Commission Expires: March 3, 2019

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tyler Graham and Hannah Wohltjen 3907 Baxter Avenue Nashville, TN 37216	Bank of Tennessee 165 Indian Lake Boulevard Suite 107 Hendersonville, TN 37075	061.15-0-026.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Latdavone Word and Vankham Kamphouthasak and wife, Chansouk Kamphouthasak**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tyler Graham and Hannah Wohltjen, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying and being in the Town of Nashville, County of Davidson, Tennessee, being more particularly described as follows:

Lot 48A, Final Plat of Resubdivision of Lot 48, Maplewood Home Tract, recorded in Instrument No. 20120810-0071586, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a complete description.

Being part of the same property conveyed to Latdavone Word, by deed from Vankham and Chansouk Kamphouthasak, a married couple, of record in Instrument No. 2010119-0092553, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3907 Baxter Avenue, Nashville, TN 37216.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20170056631 DEEDWARR
Recvd: 07/03/17 10:35 2 pgs
Fees:13.00 Taxes:1165.50
20170703-0066642

Witness my/our hand(s) this 27th day of June, 2017

Latdavone Word

Vankham Kamphouthasak

Chansouk Kamphouthasak

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named **Latdavone Word, Vankham Kamphouthasak and Chansouk Kamphouthasak**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of June, 2017.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY