BILL GARRETT, Davidson County
Trans:T20170062994 DEEDWARR
Recvd: 07/24/17 09:26 2 pgs
Fees:13.00 Taxes:649.35

20170724-0074316

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,500.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of JULY, 2017.

Notary Public

My commission expires: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: **Saber Abdelhalim**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers: **150-06-0A-005.00 CO**
2857 Louise Russell Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
KEWALEE LOUANGLATH AND KOUMPHA LOUANGLATH, WIFE AND HUSBAND AND YATH LUANGLATH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
SABER ABDELHALIM, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No.5 on the Plan of The Parks at Priest Lake, Subdivision Phase Two, as shown on the final plat of record in Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918, Register's Office for Davidson County. Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to KEWALEE LOUANGLATH AND KOUMPHA LOUANGLATH, WIFE AND HUSBAND, and YATH LOUANGLATH, AN UNMARRIED MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20120628-0056717, dated June 26, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2857 Louise Russell Drive, Antioch, TN 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 20th day of JULY, 2017.

KEWALEE LOUANGLATH

KOUMPHA LOUANGLATH

YATH LUANGLATH

State of Tennessee)
County of Davidson)

On this 20th day of JULY, 2017, before me personally appeared, **KEWALEE LOUANGLATH AND KOUMPHA LOUANGLATH, WIFE AND HUSBAND AND YATH LUANGLATH, UNMARRIED,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY