WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miguel Angel Villanueva Segura J. Alfredo Villanueva	SWBC Mortgage	14814021300
(NAME)	(NAME)	
128 Colemont Dr.	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bounkham Panyavong and Seng Panyavong,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Miguel Angel Villanueva Segura and J. Alfredo Villanueva,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 Haywood Forest, Section III, as of record in Book 5200, Page 245, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bounkham Panyavong and wife, Seng Panyavong, by deed of record in Book 5766, Page 481, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Bounkham Panyavong by Kenechanh Panyavong as Attorney-In~Fact pursuant to recorded Power of Attorney of record in *, in the Register's Office for Davidson County, Tennessee.

* 20170809-0081436

This instrument is executed on behalf of Seng Panyavong by Kenechanh Panyavong as Attorney-In~Fact pursuant to _____ Power of Attorney * See herein attached Exhibit "B"

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 128 Colemont Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170068745 DEEDWARR
Recvd: 08/09/17 09:37 6 pgs
Fees: 33.00 Taxes: 777.00

20170809-0081437

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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.

Witness my/our hands this 31 day of July, 2017.

Bounkham Panyavong by: Kenechanh Panyavong

Bounkham Panyavong
By: Kenechanh Panyavong, as Attorney in Fact

Seng Panyavong by: Kenechanh Panyavong

Seng Panyavong
By: Kenechanh Panyavong, as Attorney in Fact

STATE OF Tennessee
COUNTY OF Sumner

On this the 31 day of July, 2017, before me personally appeared Kenechanh Panyavong, the person who executed the foregoing instrument on behalf of Bounkham Panyavong and who acknowledged that she executed the same as the free act and deed of the said Bounkham Panyavong, through Power of Attorney granted him by the said Bounkham Panyavong.

Witness my hand and official seal this 31 day of July, 2017.

Notary Public
My commission expires:

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF Tennessee
COUNTY OF Sumner

On this the 31 day of July, 2017, before me personally appeared Kenechanh Panyavong, the person who executed the foregoing instrument on behalf of Seng Panyavong and who acknowledged that she executed the same as the free act and deed of the said Seng Panyavong, through Power of Attorney granted him by the said Seng Panyavong.

Witness my hand and official seal this 31 day of July, 2017.

Notary Public
My commission expires:

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

Prepared by and Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Exhibit "B"

DURABLE POWER OF ATTORNEY

OF

SENG PANYAVONG

I, SENG PANYAVONG, with an address of Ban Done Moune, Luang Namtha, Laos, nominate my daughter, Kenechanh Panyavong, with an address of 114 Paces Common Drive, Duluth, Georgia 30096, as my attorney in fact.

ARTICLE I

My attorney in fact shall have all of the powers granted under Section 34-6-109 of the Tennessee Code, including the power to pledge or in any way deal with the real property described on the attached Schedule "A".

ARTICLE II

(1) Nomination of Guardian. I nominate my daughter, Kenechanh Panyavong, to serve as guardian of my person. The guardian of my person shall have all rights and powers to perform all the tasks necessary to care for my person, and if permitted by State law, such guardian shall serve without bond.

(2) Nomination of Conservator. I nominate my daughter, Kenechanh Panyavong, to serve as conservator of my property. The conservator of my property shall have all rights and powers to perform all the tasks necessary to care for my property, and if permitted by State law, such conservator shall serve without bond.

ARTICLE III

The enumeration of particular powers under a general power set out in this instrument is not intended in any way to limit the more general statement of the power granted, but is intended to be in addition thereto and by way of example thereof. Notwithstanding any provision herein to the contrary, any authority granted to my attorney in fact shall be limited so as to prevent this power of attorney from causing my attorney in fact to be taxed on my income (unless my attorney in fact is my spouse) and from causing my assets to be subject to a general power of appointment by my attorney in fact, as that term is defined in Section 2041 of the Code.

ARTICLE IV

Any act or thing lawfully done hereunder by my attorney in fact shall be binding on myself and my heirs, legal and personal representatives, and assigns, provided, however, that all business transacted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by my attorney in fact for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my attorney in fact and the

designation "attorney in fact."

ARTICLE V

Any third party may transact any matter with my attorney in fact in the same manner and to the same extent as the third party would transact such matter with me. Third parties who act in reliance upon the representations of my attorney in fact shall be held harmless by me, my estate, the beneficiaries of my estate, or joint owners of property from any loss suffered or liability incurred as a result of actions taken prior to receipt of written notice of revocation, suspension, notice of a petition to determine incapacity, partial or complete termination, or my death. Any third party may rely upon a copy of this instrument certified by my attorney in fact to be a true copy of the original hereof, as fully as if such third party had received an original of this instrument.

ARTICLE VI

My attorney in fact shall not be liable for any acts or decisions made in good faith and in conformity with the powers enumerated in this power of attorney.

ARTICLE VII

My attorney in fact shall have the power to pay a reasonable fee from my estate to my attorney in fact as compensation for services rendered under this power of attorney in an amount which does not exceed the customary and prevailing charges for services of a similar character at the time and place such services are performed. My agent shall also be entitled to reimbursement for actual expenses advanced on my behalf and for reasonable expenses incurred in connection with the performance of such attorney in fact's duties.

ARTICLE VIII

This power of attorney is effective immediately and shall not be affected by my subsequent disability or incapacity or by the lapse of time. This power of attorney shall terminate by one or more of the following circumstances:

(1) My death;

(2) The death or deaths of all attorneys in fact named in the first paragraph of this instrument; or

(3) Revocation in writing by me.

Signed on the 8 day of AUGUST, in the year 2016.

SENG PANYAVONG, Principal

BANQUE POUR LE COMMERCE EXTERIEUR LAO
SECTION DES OPERATIONS BANCAIRES

COUNTRY OF LAOS)
TERRITORY OF BAN DONE MOUNE) ss.
PROVINCE OF LUANG NAMTHA)

Personally appeared before me, the undersigned, a Notary Public in and for said Country, Territory and Province, duly commissioned and qualified, SENG PANYAVONG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, on this the 8 day of August, in the year 2016.

Notary Public

My commission expires:

BANQUE POUR LE COMMERCE EXTERIEUR LAO
SECTION
DES OPERATIONS BANCAIRES

SCHEDULE "A"

REAL PROPERTY SPECIFICALLY COVERED BY THIS DURABLE POWER OF ATTORNEY

1. Primary Residence: 128 Colemont Drive, Antioch, Tennessee, 37013

Land in Davidson County, Tennessee, being Lot No. 59 Haywood Forest, Section III, as of record in Book 5200, Page 245, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.