WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170075272 DEEDWARR
Recvd: 08/29/17 11:58 2 pgs
Fees:13.00 Taxes:562.40
20170829-0088650

File No. TE0003246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-19-19
(AFFIX SEAL)

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Invent Communites, Inc.	NEW OWNER	071-08-0-046.00
(NAME)	(NAME)	
921 B Woodland St		
(ADDRESS)	(ADDRESS)	
Nashville Tn 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Khampha Phimmasaeng and** wife **Phat Phimmasaeng,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Invent Communites, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTEE, 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 the east one-half of Lots Nos. 52 and 63 and the west one-half of Lots Nos. 53 and 62 on the Map of J. B. Haynie's Oriental Plan, of record in Book 161, pages 26 and 27, Register's Office for said County.

Said parts of said lots adjoin and front 100 feet on the south side of Duke Street and run back between lines to the north margin of Prince Street, on which they measure 100 feet.

INCLUDED in the above described property, BUT SPECIFICALLY EXCLUDED THEREFROM are the following tracts:

EXCLUSION NO. 1: That tract conveyed to Rosson Wood and W. D. Edens by deed of record in Book 4363, page 998, Register's Office for Davidson County, Tennessee, as follows:

Being the westerly 50 feet of the southerly 100 feet of Lot No. 53 on the Map of Haynie's Oriental Subdivision, of record in Book 161, pages 26 and 27, Register's Office for said County.

Said Lot 53 fronts 50 feet on the northerly side of Prince Street and extends back between parallel lines 100 feet to a dead line.

EXCLUSION NO. 2: That tract conveyed to Rosson Wood and W. D. Edens by deed of record in Book 4364, page 1, Register's Office for Davidson County, Tennessee, as follows:

Being the easterly 50 feet of the southerly 100 feet of Lot No. 52 on the Map of Haynie's Oriental Subdivision of record in Book 161, page 26 and 27, Register's Office for said County.

Said Lot No. 52 fronts 50 feet on the northerly side of Prince Street and extends back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Khampha Phimmasaeng and wife, Phat Phimmasaeng by Warranty Deed from Danny L. Talley and wife, Sylvia G. Talley, recorded June 8, 1994 in Book 9373, Page 56, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 318 B Duke St., Nashville, TN 37207

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 hand this 25th day of August, 2017.

Khampha Phimmasaeng

Khampha Phimmasaeng

Phat Phimmasaeng

Phat Phimmasaeng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Khampha Phimmasaeng and Phat Phimmasaeng, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of August, 2017.

Notary Public

My commission expires: 12.18.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206