Bill Garrett Davidson County
Batch# 6139 DEEDWARR
09/29/2017 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,009.73
20170929-0100088

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $272,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-18-18
(AFFIX SEAL)

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jack Bouaphachanh and Nevena Kebara	F&M Bank	181 10 0E 046.00
(NAME)	(NAME)	
5556 Prada Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Philip Schaefer and Melissa Sobus, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jack DJ Bouaphachanh, an unmarried man and Nevena Kebara, an unmarried woman, joint tenants**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 46, on the Plat of High Point, Phase 2, Section 2, as of record in Instrument No. 20140821-0076394, in the Register's Office for Davidson County, Tennessee, to which said plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Phillip Schaefer and Melissa Sobus, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated June 30, 2015 and recorded July 09, 2015 as Instrument No. 20150709-0066935, in said Register's Office for Davidson County, Tennessee. The said Phillip Schaefer and Philip Schaefer are one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-175911SSO

unimproved ☐

This is improved ☒ property, known as 5556 Prada Drive, Brentwood, TN 37027

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, has 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 our hands this 26 day of September 2017

~~Phillip~~ Schaefer
Phillip

Melissa Sobus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Phillip Schaefer and Melissa Sobus, husband and wife, the 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 and official seal, this the 26th of September, 2017.

Notary Public

My Commission Expires: _____

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-175911SSO

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)