Bill Garrett Davidson County
Batch# 8796 DEEDWARR
10/05/2017 10:00:08 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90
20171005-0102279

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1359

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September, 2017

Notary Public
Commission Expires: 5/6/18

A. C. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 6, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary E Phrachak 507 Elysian Fields Rd Nashville, TN 37211	Farmington Mortgage, a Div of CapStar Bank ISAOA 2002 Richard Jones Road Ste 300A Nashville, TN 37215	133-14-0-003.00

WARRANTY DEED

FOR AND IN 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/WE,

Paula S. Givens, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary E. Phrachak and Sithidet Phrachak, wife and husband

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. 15 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tracy D. Givens and Paula S. Givens by Warranty deed from Francine Sargent (formerly Francine O. Prentiss) of record in Instrument No. 20100222-0013283 Register's Office for Davidson County, Tennessee, dated February 18, 2010 and recorded on February 22, 2010.

Being the same property conveyed to Tracy D. Givens by Quitclaim deed from Paula S. Givens of record in Instrument No. 20100507-0034919 Register's Office for Davidson County, Tennessee, dated March 11, 2010 and recorded on May 07, 2010.

Being the same property conveyed to Paula S. Givens by Quitclaim deed from Tracy D. Givens, a married man of record in Instrument No. 20151001-0099690 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on October 01, 2015.

Subject property having never been the primary residence of the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 507 Elysian Fields Rd, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of September, 2017.

Paula S. Givens

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paula S. Givens** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of September, 2017.

Notary Public
My Commission Expires: 6.6.19

(Notary Seal)