WARRANTY DEED

Bill Garrett Davidson County
Batch# 15399 DEEDWARR
10/19/2017 11:10:58 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20171019-0107120

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Tommy Lumley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF Oct, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

TOMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Nattiya Teppaitoon	SunTrust	173090A50800CO
(NAME)	(NAME)	
8708 Gauphin Place	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Bryan Irvine, unmarried HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nattiya Teppaitoon and Ryan Riojas, married to each other 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. 406 on the plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-~~0130518~~0130418 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description. ~~F~~ 0130418

Being the same property conveyed to Bryan Irvine, an unmarried man by deed dated 03/22/2006 from Regent Homes, LLC and filed of record in Instrument 20060324-0034026, said Register's Office of Davidson County Tennessee,

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 8708 Gauphin Place Nashville TN 37211
(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 our hands 10/16/17.

9596

Bryan Irvine

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Bryan Irvine with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/16/17.

Notary Public

My Commission Expires:

C. LYNNE' BAILEY
Notary Public, State of Texas
My Commission Expires
October 21, 2019