WARRANTY DEED

Bill Garrett Davidson County
Batch# 17780 DEEDWARR
10/25/2017 10:15:28 AM 2 pgs
Fees: $13.00 Taxes: $529.10

20171025-0109352

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 7/18/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ida Oudomsouk Thanongsack Joe Oudomsouk	Ida Oudomsouk	19060318.00
(NAME)	(NAME)	
524 Highway 82 East	524 Highway 82 East	
(ADDRESS)	(ADDRESS)	
Bell Buckle, TN 37020	Bell Buckle, TN 37020	
(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, I, **Kitanh Chanthavong,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ida Oudomsouk and Thanongsack Joe Oudomsouk, 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:

Being Lot No. 18 on the Plan of Rosewood Estates, Section III, as of record in Book 5210, Page 1, 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 Kitanh Chathavong by Warranty Deed dated August 9, 1996 from Thong Thip Siridavong and wife, Phouvanh Siridavong of record in Book 6912, Page 843 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 504 Lutie Ct., Nashville, TN 37210
(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/our hands this 24th day of October, 2017.

Kitanh Chanthavong

State of Tennessee
County of Rutherford

Personally appeared before me Kitanh Chanthavong, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of October, 2017.

Notary Public Sasha Knowles
My Commission Expires: 7/12/21

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

File No.: 22168