Bill Garrett Davidson County
Batch# 40452 DEEDWARR
12/21/2017 11:26:42 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20171221-0130047

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017110005

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $305,000.00

April G. Nichols State of Tennessee Notary Public Williamson County

Sworn to and subscribed before me this 15th day of December, 2017.

Affiant

Notary Public 6-30-2019

Address of New Owner:
Terri Reid
408 Landings Way
Mount Juliet, TN 37122

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
087-02-0A-036.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Surayuth Bunyasrie, an unmarried man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Terri Reid, a single person** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Final Plat, Cobblestone Landing, Phase I of record in Plat at Instrument No. 20050822-0099471, 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 Surayuth Bunyasrie, an unmarried man by Warranty deed from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument No. 20061004-0123036 Register's Office for Davidson County, Tennessee, dated September 29, 2009 and recorded on October 04, 2006.

Being the same property conveyed to Surayuth Bunyasrie and Steve L. Utterback, Joint Tenants with Right of Survivorship by Quitclaim deed from Surayuth Bunyasrie, an unmarried man of record in Instrument No. 20061004-0123038 Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 04, 2006.

Being the same property conveyed to Surayuth Bunyasrie, an unmarried man by Quitclaim deed from Steve L. Utterback, an unmarried man of record in Instrument No. 20120606-0049181 Register's Office for Davidson County, Tennessee, dated April 26, 2012 and recorded on June 06, 2012.

This is improved property known as **408 Landings Way, Mount Juliet, TN 37122.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 14th day of December, 2017.

Surayuth Bunyasrie by Sandra Berry, Attorney in Fact

Surayuth Bunyasrie by Sandra Berry, Attorney in Fact

State of Tennessee
County of ~~Williamson~~ Davidson

On this 14th day of December, 2017, before me personally appeared Sandra Berry, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of Surayuth Bunyasrie, and acknowledged that [s]he executed the same as the free act and deed of Surayuth Bunyasrie.

Witness my hand, at office, on this 14th day of December, 2017.

Notary Public
My Commission Expires: _____

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019