WARRANTY DEED

Bill Garrett Davidson County
Batch# 40941 DEEDWARR
12/22/2017 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20171222-0130774

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-120907

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Juan Antonio Morales and Gregorio Ibarra Romero	Gregorio Ibarra Romero	
(NAME) 20 A Lutie Strret	(NAME) 3128 Union Hill Rd.	119-06-0-309.00
(ADDRESS) Nashville, TN 37210	(ADDRESS) Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SANGVANE VANITSAVAT AND WIFE, MY VANITSAVAT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUAN ANTONIO MORALES AND GREGORIO IBARRA ROMERO, TENANTS IN COMMON, 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. 7 on the Plan of Rosewood Estates, Section Two of record in Plat Book 4955, Page 125, 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 Sangvane Vanitsavat and wife, My Vanitsavat and Xayasone Naomalaysy, an unmarried person by Warranty deed from Parimal Adhikary of record in Book 8849, page 227, Register's Office for Davidson County, Tennessee, dated January 19, 1993 and recorded on January 27, 1993.

Being the same property conveyed to Sangvane Vanitsavat and wife, My Vanitsavat by Quitclaim deed from Xayasone Naomalaysy, an unmarried person of record in Book 10048, page 420, Register's Office for Davidson County, Tennessee, dated May 08, 1996 and recorded on May 13, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 20 A Lutie St, Nashville, TN 37210
(House No.) (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 hand(s) this the 21 day of December, 2017

Sangvane Vanitsavat

My Vanitsavat

STATE OF Colorado

COUNTY OF Jefferson

On this the 21 day of December, 2017, before me personally appeared Sangvane Vanitsavat and My Vanitsavat, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21 day of December, 2017.

Notary Public

My Commission Expires: 6/23/2020

(SEAL)

Nora Denise Pallares Trevizo
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164023987
MY COMMISSION EXPIRES 06/23/20

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

