WARRANTY DEED

Bill Garrett Davidson County
Batch# 88309 **DEEDWARR**
05/04/2018 01:08:16 PM 2 pgs
Fees: $13.00 Taxes: $725.20

20180504-0042884

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES SEPTEMBER 7, 2021

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE SHIRA A. GREER

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Frank Joel Fernandez Perez	New Owner	148-12-0-279.00
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Khampheng Ratanaphom and Manivanh Ratanaphom, husband and wife** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Frank J. Fernandez Perez and Patricia E. Santos, husband and wife as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), 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 all of Lot No. 15 on the Plan of Section Twenty-One, Hazelwood, of record in Plat Book 6200, Page 595, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Khampheng Ratanaphom by Warranty Deed from Michael L. Greer and Michael A. Cunningham, Jr., both unmarried, as joint tenants with rights of survivorship, dated 10/12/2012, recorded 10/16/2012, of record in Instrument No. 20121016-0094725, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 912 Preston Court, Antioch, TN 37013
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), assigns,

representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 this 1 day of May, 2018.

Khampheng Ratanaphom

Manivanh Ratanaphom

State of Tennessee
County of Rutherford

Personally appeared before me Khampheng Ratanaphom and Manivanh Ratanaphom, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this .

Notary Public
My Commission Expires: 2/15/2021

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167