THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 Bill Garrett Davidson County Batch# 106895 DEEDWARR 06/20/2018 01:52:44 PM 4 pgs Fees: $23.00 Taxes: $677.10 20180620-0059506	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF June, 2018. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Soumaly Inthavong 315 Oriel Avenue Nashville, TN 37210	Soumaly Inthavong 315 Oriel Avenue Nashville, TN 37210	119-06-0-125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LINDA GOURNEAU LEE, PHILLIP MARK GOURNEAU, AND LISA GOURNEAU THOMAS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SOUMALY INTHAVONG**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: ,

Being lot No. 53 on the Map of Sterling Heights, Section 3, of record in book 1424, page 113, (133 in current deed) Register's Office for said County.

Said lot No. 53 fronts 75 feet on the north side of Peachtree Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to **Alexander Z. Sexton and daughter, Ruby Sexton Gourneau**, by deed from **Charles W. Ramsey and wife, NormaW. Ramsey,** of record in **Book 3459 page 259,** dated **10/19/1962**, said Register's Office.

Being the same property further devised to **Ruby Sexton Gourneau**, by **Order to Probate for Muniment of Title Only** of record as **Instrument No. 20171109-0115585,** and by **Last Will and Testament of Alexander Z. Sexton** of record as **Instrument No. 20171109-0115586,** dated **6/19/1987**, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorates and assumed by the Grantee(s); 2) All restrictions of records; 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; 7) Plan of record as Plat Book 1424, page 113, said Register's Office; and 8) Agreement for dedication of easement for sanitary sewer and/or storm drainage of record of Book 4168, page 820, said Register's Office.

This is improved property known as 52 Peachtree Street, Nashville , Tennessee 37210.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantors have not used the subject property as a private place of residence.

WITNESS my hand this 15 day of June, 2018.

PHILLIP MARK GOURNEAU

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **PHILLIP MARK GOURNEAU**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2018.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

WITNESS my hand this 15 day of June, 2018.

LINDA GOURNEAU LEE

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LINDA GOURNEAU LEE**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 2018.

Notary Public

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

LINDA GOURNEAU LEE

PHILLIP MARK GOURNEAU

Lisa Gourneau Thomas

LISA GOURNEAU THOMAS

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LINDA GOURNEAU LEE**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 2018.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **PHILLIP MARK GOURNEAU**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 2018.

_____
Notary Public

My Commission Expires:_____

Maryland

STATE OF ~~TENNESSEE~~)
COUNTY OF Anne Arundel

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LISA GOURNEAU THOMAS**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal at Pasadena, MD, ~~Tennessee~~, this 14th day of June, 2018.

_____
Notary Public

My commission expires July 8, 2020.

ANGELA YERECIC
NOTARY PUBLIC
COMM. EXP. JULY 08, 2020
ANNE ARUNDEL COUNTY, MD