Bill Garrett Davidson County
Batch# 113119 DEEDWARR
07/06/2018 12:46:07 PM 2 pgs
Fees: $13.00 Taxes: $835.83
20180706-0065595

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,900.00

Affiant

Subscribed and sworn to before me this 21ST DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey Howse and Kena Brown, husband and wife	New Owner (NAME)	
5029 Cobblestone Creek Drive (ADDRESS)	(ADDRESS)	041-01-0A-007.00
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lae Chomsavanh, unmarried and Michael Lindsey,unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Corey Howse and Kena Brown, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY TENNESSEE BEING LOT 7, COBBLESTONE CREEK, PHASE ONE, OF RECORD IN INSTRUMENT NO. 20040804-0093431, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20041022-0127319, AND AS AMENDED IN BY INSTRUMENT OF RECORD IN INSTRUMENT NO. 20060110-0003482 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LAE CHOMSAVANH, UNMARRIED AND MICHAEL LINDSEY, UNMARRIED, BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, OF RECORD IN INSTRUMENT NO. 20060407-0040128, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5029 Cobblestone Creek Drive, Whites Creek, TN 37189
(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 hand(s) this 21st day of June, 2018.

WARRANTY DEED
(Continued)

Lae Chomsavanh

Michael Lindsey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County State, Lae Chomsavanh, unmarried and Michael Lindsey, unmarried the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2018.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072