Karen Y Johnson Davidson County
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Fees: $13.00 Taxes: $408.48
20181130-0116859

mail:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Phouangkeo Phoumavong, a single man** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Samroui Suksan and wife, Khampiang Suksan,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Section 3, Cherokee Hills of record in Plat Book 3500, Page 79, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and Except that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8393, Page 417 and being described as follows:

Right of Way Take: Beginning at a point, said point being the southeastern property corner and 30 feet from the centerline of Antioch Pike; thence along said right of way line a curve to the left of radius 1318.14 feet for 14.24 feet with a chord bearing of N1 0 33' 06" W for 14.24 feet to a point; thence N 74° 00' 00" W for 11.36 feet to a point; thence S 10° 29' 11" E for 19.04 feet to a point on the common property line of parcels 148-7-1 and 148-00-29; thence along said property line N 80° 55' 01" E for 1 0.43 feet to the point of beginning and containing therein an area of 171 square feet, more or less.

Being the same property conveyed to Phouangkeo Phoumavong by deed dated August 4, 2015 of record in Instrument No. 20150805-0078110, Register's Office of Davidson County, Tennessee.

Map & Parcel 148-07-0-1

Property Address: 1539 Antioch Pike, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 19 day of **November, 2018.**

Phouangkeo Phoumavong

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Phouangkeo Phoumavong, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of **November, 2018.**

NOTARY PUBLIC AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

Notary Public

My commission expires:

STATE OF TENNESSEE – Maury COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$110,400.00.**

Affiant

Subscribed and sworn to before me, this 19 day of **November, 2018.**

NOTARY PUBLIC AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

Notary Public

My commission expires:

NEW PROPERTY OWNERS:

(KS) Samroui
~~Samrouit~~ **Suksan & Khampiang Suksan**
1539 Antioch Pike
Antioch, TN 37013

PERSON(S) RESPONSIBLE FOR TAXES:

Same