Karen Y Johnson Davidson County
Batch# 171088 DEEDWARR
12/06/2018 10:27:01 AM 2 pgs
Fees: $13.00 Taxes: $757.02
20181206-0118891

This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Victoria L. Wood
3028 High Rigger Dr.
Nashville, TN 37217

MORTGAGEE:

SEND TAX BILL TO:
~~NEW OWNER~~
Victoria L. Wood
~~3028 High Rigger Dr.~~ 346 Ewing Drive
Nashville TN 37207

Map 150
Group 2
Parcel 277

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SENGBANDITH SOUMPHONPHAKDY, unmarried,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **VICTORIA L. WOOD, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, that certain parcel of land located in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 100, Section Two, HARBOR GATE, according to plat and survey of same appearing of record in Plat Book 6250, page 33, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sengbandith Soumphonphakdy, a single man, by Warranty Deed dated September 29, 1995, of record in Book 9817, page 55, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters on plat of record in Plat Book 6250, page 33, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants per plat and of record in Book 6366, page 494, Register's Office of Davidson County, Tennessee.

This is improved property known as 3028 High Rigger Dr., Nashville, Tennessee 37217.

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, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his, heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

Amanda Vongpachanh, aka Anongrack Syhkasone, former spouse of Grantor, joins in this conveyance for the purpose of releasing any interest she may have in the captioned parcel by virtue of marriage or otherwise.

WITNESS OUR HANDS this 4th day of December, 2018.

SENGBANDITH SOUMPHONPHAKDY

AMANDA VONGPACHANH, aka
Anongrack Syhkasone

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **SENGBANDITH SOUMPHONPHAKDY,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 4th day of December, 2018.

NOTARY PUBLIC
My Commission Expires: 2-17-20

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Amanda Vongpachanh, aka Anongrack Syhkasone,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 4th. day of December, 2018.

YOLONDA VELLEKAMP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 7-6-20

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$204,600.00.**

AFFIANT

Subscribed and sworn to before me on this 4TH day of December, 2018.

LARRY C. GILBERT NOTARY PUBLIC TN ALABAMA RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 2-17-20