WARRANTY DEED

File #2018122125

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 185020 DEEDWARR
01/17/2019 12:49:49 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20190117-0005088

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Mark Turner	NEW OWNER	060-12-0-127.00
(NAME)	(NAME)	
5007 Timber Trail	5007 Timber Trail	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Khonsavanh Khottavong, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E. Mark Turner, married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the East part of Lot No. 13 on Map of W.H. Dodd's Suburban Home Tract, of record in Book 161, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 13 fronts 61 feet, more or less, on the South side of Hart Street and extends back between lines 357.6 feet on the easterly and 342 feet, more or less, on the westerly line to the North line of Lot No. 12 on which it measures 61 feet more or less, excluding however, any land that may be within the bounds of Hart Street as widened.

Being the same property conveyed to Khonsavanh Khottavong, an unmarried woman by Warranty Deed from Noukane Sounivong, an unmarried man of record in Instrument No. 20051206-0146577, Register's Office for Davidson County, Tennessee, dated November 22, 2005 and recorded on December 06, 2005.

Included in this conveyance is a 1993 HEND Vin#HHC006462NCAB mobile home, permanently affixed to said tract of land by Affidavit of Affixation of record in Instrument No. 20181227-0125519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Book 161, Page 16, Register's Office for Davidson County, Tennessee.; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4154, Page 94 and Book 4822, Page 715, in the Register's Office for Davidson County, Tennessee.; Temporary Construction Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5599, Page 677, in the Register's Office for Davidson County, Tennessee.; Right of Way Deed to Davidson County, Tennessee of record in Book 2454, Page 591, in the Register's Office for Davidson County, Tennessee.; Temporary Construction Easement of record in Book 5604, Page 124, in the Register's Office for Davidson County, Tennessee.; Flowage Easement of record in Book 2245, Page 391, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **110B Hart Lane, Nashville, TN 37207**
(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 our hands this 15th day of January, 2019.

Khonsavanh Khottavong

Khonsavanh Khottavong

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Khonsavanh Khottavong, 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 for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of January, 2019.

Commission expires:

8/22/22

Notary Public

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128