Karen Johnson Davidson County
Batch# 205569 DEEDWARR
03/13/2019 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $488.40
20190313-0023232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00.

Bobby Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2019.

Lori C. Warren
NOTARY PUBLIC

My Commission Expires: 6/13/22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Daniel D. Southonevichith and Gatesay Chaiseree Cordell 5158 Mountainbrook Cr. Hermitage, TN 37076	First Choice Lending 9821 Cogdill Rd.#2 Knoxville, TN 37932	096-11-0A-004.00 C

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

R. DOUGLAS BAIN AND WIFE, PATRICIA H. BAIN

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DANIEL D. SOUNTHONEVICHITH AND GATESAY CHAISEREE CORDELL, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. A-4 of Hickory Place Condominiums created under Title 66, Section 27-01, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, from Frank C. Batson and wife, Judy W. Batson, of record in Book 6472, page 435, and re-recorded in Book 6476, page 663, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Hickory Place Condominiums set forth as Exhibit "A", of said Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to R. DOUGLAS BAIN AND WIFE, PATRICIA H. BAIN, by Warranty Deed from Jeffrey S. Crawford and Shelly Crawford, of record on June 3, 2004, at Instrument No. 20040603-0065329, Davidson County Register of Deeds.

This improved property is known as 446 Stewarts Ferry Pike, Nashville, TN 37214.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 28 day of February, 2019

R. Douglas Bain

Patricia H. Bain

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, R. Douglas Bain and Patricia H. Bain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of FEBRUARY, 2019.

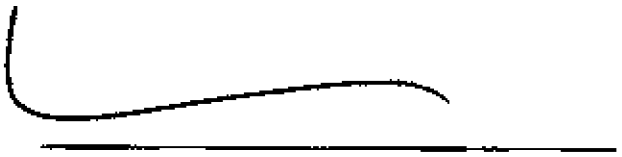
Notary Public

My commission expires: Sept. 7th 2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

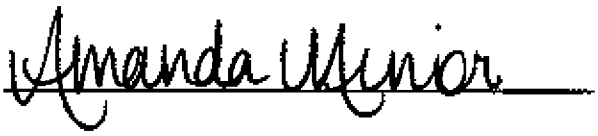
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

