RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911857

WARRANTY DEED

Karen Johnson Davidson County
Batch# 227740 **DEEDWARR**
05/09/2019 09:37:21 AM 2 pgs
Fees: $13.00 Taxes: $1,232.10

20190509-0043470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phom Sisoukrath 1528 23rd Avenue N Nashville, TN 37208	Same address as new owner	081 15 0 011.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Three Thousand and 00/100 Dollars ($333,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PETER ZAREE AND EBRAM NASHED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **PHOM SISOUKRATH**, a single man, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 133 on the Map of S.A. Champion's Subdivision, as of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee to which plat reference i shereby made for a more complete description of said property.

Being the same property conveyed to Peter Zaree and Ebram Nashed, by Special Warranty Deed from Wells Fargo Bank NA, as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as servicer with Delegated Authority for the Trustee, dated 09/26/2018 and recorded in Instrument No. 20181017-0103123, Register's Office for Davidson County, Tennessee.

Previously being that same property conveyed to Wells Fargo Bank, N.A., as Trustee for Lake Country Mortgage Loan Trust 2006-HE1, as Servicer with delegated authority for the trustee, by Successor Trustee's Deed from Robert S. Coleman, Jr., Successor Trustee, dated October 24, 2017 and recorded in Instrument No. 2011030-0110793, Register's Office.

Previously being that same property conveyed to David Ussery and wife, Sara Ussery to Salithel Carrethers, unmarried, dated 09/24/1998 and recorded in Book 11130, page 981, said Register's Office.

The address of the herein described property is believed to be 1528 23rd Avenue N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of May, 2019.

PETER ZAREE

EBRAM NASHED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Peter Zaree and Ebram Nashed, 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 seal, this the 6th day of May, 2019.



Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22