Karen Johnson Davidson County
Batch# 276178 DEEDWARR
08/26/2019 08:46:03 AM 2 pgs
Fees: $13.00 Taxes: $961.63
20190826-0085254

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60649
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donell T. Colbert Michele Colbert 2605 Mountain Dale Court Antioch, TN 37013	Donell T. Colbert Michele Colbert 2605 Mountain Dale Court Antioch, TN 37013

TAX MAP PARCEL NUMBERS: 164100A13100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$259,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amata Vongkhamchanh Kongsaysy, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donell T. Colbert and Michele Colbert, husband and wife,** hereinafter called the **Grantee**, Grantee's 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 Lot No. 337 on the Plan of Summerfield Village Two of record in Instrument No. 20000929-0096421, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Amata V. Vongkhamchanh, unmarried by Warranty Deed from Joy V. Payne, unmarried, Dated October 16, 2009 and recorded on October 26, 2009 of record in Instrument No. 20091026-0098486, Register's Office for Davidson County, Tennessee. Amata V. Vongkhamchanh and Amata Vongkhamchanh Kongsaysy is one and the same person.

Manasith Kongsaysy, spouse of Amata Vongkhamchanh Kongsaysy, joins in this conveyance solely to convey any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20000929-0096421, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11588, page 484, amended in Book 11669, page 376, Instrument No. 20010308-002946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, By Laws in Book 11648, page 662, Instrument No. 20010504-0046261, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Summerfield Homeowner's Association, Inc. of record in Book 11648, page 660, and Articles of Amendment of record in Instrument No. 20010326-0028531, said Register's Office.

This is improved property, known as 2605 Mountain Dale Court, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of August, 2019.

Amata Vongkhamchanh Kongsaysy

Manasith Kongsaysy

State of Tennessee

County of Davidson

On this 23rd day of August, 2019, before me the undersigned authority, personally appeared Amata Vongkhamchanh Kongsaysy and Manasith Kongsaysy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $259,900.00.

Aisha Hall
Affiant

Sworn and subscribed before me this 23rd day of August, 2019.

Notary

My Commission Expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY