WARRANTY DEED

Karen Johnson Davidson County
Batch# 279644 DEEDWARR
09/03/2019 02:46:26 PM 2 pgs
Fees: $13.00 Taxes: $1,561.40

20190903-0088652

A-RA-19-3581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Manasith Kongsaysy and Amata Vannaphone Kongsaysy	Gold Star Mortgage	
(NAME)	(NAME)	
3581 Fair Meadows Drive	100 Phoenix Dr Ste 360	**180-04-0B-090.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ann Arbor MI 48108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMMI TAMARA GAULDIN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MANASITH KONGSAYSY AND AMATA VANNAPHONE KONGSAYSY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Final Plat of Revision One Brookview Forest Phase II Cluster Lot Option of record in Plat at Instrument No. 20050919-0112306, as revised in Instrument No. 20051025-0128969 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tammi Tamara Gauldin, unmarried woman by Warranty deed from Brandon Fleming, a single man of record in Instrument No. 20170726-0075484 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 26, 2017.

This conveyance is subject to:

- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050919-0112306, revised in Instrument No. 20051025-0128969, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 421, Page 146, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Instrument Number 20030829-0125803, as amended in Instrument No. 20050505-0050962, Register's Office for Davidson County, Tennessee.
- Charter of Brookview Forest Homeowner's Association, Inc. of record in Instrument Number 20030918-0138293, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4428, Page 138, as amended in Book 4479, page 448, Book 4276, page 715, and re-recorded in Book 4404, page 947, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20021007-0121969, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement of record in Book 8404, Page 676 in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3581 Fair Meadows Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 30 DAY OF AUGUST, 2019.

Tammi Tamara Gauldin by Ryan Terrell, attorney in fact
Tammi Tamara Gauldin by Ryan Terrell as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TAMMI TAMARA GAULDIN, and who acknowledged he/she/they executed the same as the free act and deed of the said TAMMI TAMARA GAULDIN.

Witness my hand and official seal, this the 30th of August, 2019.

William E Grones
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

