THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822376** Karen Johnson Davidson County Batch# 288698 DEEDWARR 09/20/2019 08:32:02 AM 2 pgs Fees: $13.00 Taxes: $869.50 20190920-0095575	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00 Affiant Subscribed and sworn to before me, this 19th day of September, 2019. Notary Public My Commission Expires: 1-24-21 TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Senad Jake Berisa and Kenneth Colby Kee 1125 Stockell Street Nashville TN 37207	Send Tax Bills To: ~~New Owner~~ CMG 3160 Crow Canyon Rd #400 San Ramon CA 94583	Tax Information: Tax Parcel ID No. 082-03-0-187.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Latte Srilouangkhol , unmarried and Narong Srilouangkhol, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Senad J. Berisa, a single man and Kenneth Colby Kee, a single man**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 122, as shown on the map entitled Benedict Land Company's Subdivision, of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SOMMAY SRILOUANGKHOL, by deed from DOROTHY SUE PEPPERS, of record in Instrument No. 20060105-0001893, dated November 9, 2005, said Register's Office.

Being further conveyed to LATTE SRILOUANGKHOL and NARONG SRILOUANGKHOL, by quitclaim deed from LATTE SRILOUANGKHOL F/K/A SOMMAY SRILOUANGKHOL, of record in Instrument No. 20130115-0004528, dated January 10, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 082-03-0-187.00.

Matters shown on the Plan of record in Plat Book 332, page 40, said Register's Office.

This is improved property located at 1125 Stockell Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2019.

Latte Srilouangkhol

Narong Srilouangkhol

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Latte Srilouangkhol and Narong Srilouangkhol, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022