RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912609

Karen Johnson Davidson County
Batch# 304245 DEEDWARR
10/22/2019 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20191022-0108331

**WARRANTY DEED**

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE HEREFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2019.

NOTARY PUBLIC

My commission expires: 8/22/22

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 |
|---|---|---|
| Joyce A. Peter<br>5172 Singing Hills Drive<br>Antioch, TN 37013 | ~~Same address as new owner~~<br>Pinnacle Bank<br>150 3rd Ave S. #1000<br>Nashville, TN 37201 | 176-01-0-A-022.00 CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Four Thousand and 00/100 Dollars ($274,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **TIK SABCHAREUN AND AMELIA G. SABCHAREUN, HUSBAND AND WIFE AND INPAENG SABCHAREUN, AN UNMARRIED MAN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JOYCE A. PETER, UNMARRIED WOMAN**, hereinafter called the Grantee, her 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. 22 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tik Sabchareun and Amelia G. Sabchareun, husband and wife, and Inpaeng Sabchareun, an unmarried man, by Warranty Deed from Inpaeng Sabchareun and Thitsady Tik Sabchareun (n/k/a Tik Sabchareun), dated 6/24/2013, recorded 7/1/2013, of record in Instrument No. 20130701-0067494, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5172 Singing Hills Drive, Antioch, TN 37013, 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 on plat of record in Instrument No. 20010412-0036163; to any and all restrictive covenants and/or easements 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, her heirs and assigns, forever.

The undersigned covenant with the said Grantee 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 are being paid at closing.

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, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 21st day of October, 2019.

**TIK SABCHAREUN**

**AMELIA G. SABCHAREUN**

**INPAENG SABCHAREUN**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tik Sabchareun, Amelia G. Sabchareun and Inpaeng Sabchareun, 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 21st day of October, 2019.

JANE GRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

Printed Notary Name

My commission expires: 8/22/22

COMPASS
LAND TITLE

# TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY