Karen Johnson Davidson County
Batch# 492796 DEEDWARR
10/09/2020 08:50:36 AM 2 pgs
Fees: $13.00 Taxes: $912.05

20201009-0117467

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$246,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF **OCTOBER, 2020.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUNNEE SAYASACK, ET UX	New Owner	**162-07-0-064.00**
(NAME) **105 LINDY MURFF COURT**	(NAME)	
(ADDRESS) **ANTIOCH, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DARIN LAKE, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUNNEE SAYASACK AND KHAMPHAY SAYASACK, MARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 199 on the Plan of Antioch Park, Section 3, of record in Plat Book 4460, Page 25, Register's Office for Davidson County, to which plan reference is hereby made for a more particular description.

Said Lot No. 199 fronts 71 feet on the southerly side of Lindy Murff Court and extends back 137 feet on the easterly line and 206.2 feet on the westerly line to a dead line in the rear, which is a broken line measuring 117.77 feet thereon.

Being the same property conveyed to Darin Lake, an unmarried man, from Tony L. Bain, an unmarried person, by deed dated June 22, 2006, of record in Instrument No. 20060626-0075969, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 4460, Page 25; Restrictions of record in Book 4519, Page 933; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****This is not the principal residence of the grantor.****

unimproved ( )
This is improved(X) property, known as **105 LINDY MURFF COURT, ANTIOCH, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of October, 2020.

Darin Lake

DARIN LAKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Darin Lake,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of October, 2020.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON