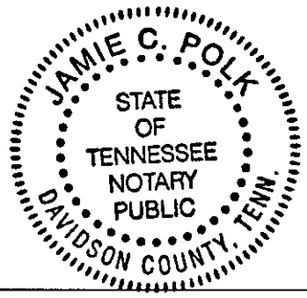
File No. 280900174

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,245.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/7/11

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 10/01/08 13:13 2 pgs
Fees:13.00 Taxes:541.11
20081001-0099705

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thein Maung	CWB Mortgage Ventures, LLC	Map/Parcel 162-02-0-211
(NAME)	(NAME)	
4041 Coleridge Dr.	2021 N. Gallatin Road, Suite 280	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Madison, TN 37115	
(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 considerations, the receipt of which is hereby acknowledged, we, **Kathryn Joyce Hyde, Married**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Thein Maung and Ma Nwe**, husband and wife, hereinafter called the grantee(s), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 183, COLEWOOD ACRES, Section 3, as of record in Plat Book 4175, Page 45 and corrected in Book 4404, Page 571, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kathryn Joyce Twyman, unmaried (n/k/a Kathryn Joyce Hyde, married) by Warranty Deed, dated March 31, 1978, from Davis Ledbetter et ux Alice W. Ledbetter of record in Book 5268, Page 396, Register's Office for said County.

Stephen J. Hyde joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: (1) Real Property Taxes for the year 2008 and thereafter, a lien, not yet due and payable. (2) All matters as set forth on the plat of record in Plat Book 4175, Page 45, and correction of record in Plat Book 4404, Page 571, and any and all matters of record all in Register's Office of Davidson County, Tennessee. (3) Restrictive Covenants of record in Record Book 4295, Page 695, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4041 Coleridge Dr., 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 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 hands this 30th day of September, 2008.

Kathryn Joyce Hyde

Stephen J. Hyde

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kathryn Joyce Hyde and Stephen J. Hyde the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of September, 2008.

Commission expires:

11-22-09

Notary Public

File Number: 280900174

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

TAMMY McCAULEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN