File No. 291100165

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/09 14:06 3 pgs
Fees:18.00 Taxes:458.80
20091207-0111920

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Per Ler Maung	F&M Bank	14813001500
(NAME) 336 Melpar Drive	(NAME) 50 Franklin Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Clarksville, TN 37041	
(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, I, **Kenneth Ray Crosslin, as Executor of the Estate of Harvey Clyde Hess,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Per Ler Maung and wife, Wah Maung**, 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. 388 on the PLAN OF FAIRLANE PARK, SECTION III, as shown by plat of record in Plat Book 2331, Pages 145-146, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harvey C. Hess and wife, Ursula M. Hess by Warranty Deed dated December 2, 1957, from Melpar Homes, Inc. and filed for record on December 6, 1957, in Book 2706, Page 173, Register's Office for said County. The said Harvey C. Hess, having been predeceased by his wife, Ursula M. Hess, died testate on July 28, 2007. His Last Will & Testament having been probated under Docket No. 07P-1983 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division), devises real property to Harvey W. Hess and Roswith H. Crosslin. The said Estate as since been declared insolvent and herein described property has been ordered to be sold by Kenneth Ray Crosslin, as Executor of the Estate of Harvey Clyde Hess to pay debts of the Estate, by Insolvency Order filed for record on March 31, 2008, under Docket No. 07P-1983 in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 2331, Pages 145-146, Register's Office of said County.

Sanitary Sewer and /or Storm Drainage Easement as shown of record in Book 6171, Page 972, Register's Office for said County.

Restrictive Covenants of record in Book 2598, Page 491, 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 336 Melpar Drive, Nashville, TN 37211
(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 3rd day of December, 2009.

Executor

Kenneth Ray Crosslin, as Executor of the Estate of
Harvey Clyde Hess

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Ray Crosslin with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executor of the Estate of Harvey Clyde Hess, and that, Kenneth Ray Crosslin, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 3rd day of December, 2009.

Commission expires: July 14, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

File Number: 291100165

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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