WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100024017 DEEDWARR
Recvd: 04/22/10 13:05 2 pgs
Fees:13.00 Taxes:277.50
20100422-0030540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

DELANA THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, LLC, 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Po Cho and wife, Ma Dar Htoo	F&M Bank	148-15-0
(NAME)	(NAME)	
225 Panamint Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	184.00
Antioch, TN 37013	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Judy Dean, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Po Cho and Ma Dar Htoo, husband and wife, 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:

Being Lot No. 23 on the Revised Plan of Haywood Forest Subdivision, as shown of record in Plat Book 5200, Page 2, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Judy Dean, unmarried by deed from William R. Pierce and wife, Mary F. Pierce filed of record in Book 9734, Page 145 Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 5200, Page 2, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 5120, Page 742, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 225 Panamint Drive, 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 20th day of April, 2010.

Judy Dean

Judy Dean

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Judy Dean, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2010.

Commission expires: May 3, 2010

Delaina D. Thompson

Delaina D. Thompson Notary Public

