WARRANTY DEED

Prepared By + Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF ROBIN S. EDWARDS

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Win Htun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2011.

Robin S Edwards
Notary Public

MY COMMISSION EXPIRES: 1/24/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Win Htun	New Penn Financial, LLC	11511001500
(NAME)	(NAME)	
637 Brook Hollow Road	4000 Chemical Rd. Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20110041760 DEEDWARR
Recvd: 07/12/11 09:40 2 pgs
Fees: 13.00 Taxes: 1028.60
20110712-0053139

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, **Mark D. Spencer,unmarried, and Heather E. Spencer,unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Win Htun,married and KZ Shein,married, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 317 on the Plan of West Meade Farms, Inc., Section N, of record in Plat Book 2133, Page 94, Register's Office for 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 Mark D. Spencer and wife, Heather E. Spencer by Deed from Pat McCrummen and wife, Donna McCrummen, dated 01/21/2004 and filed for record on 01/30/2004 in Instrument No. 20040130-0011582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 2133, Page 94, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5738, Page 579, said Register's Office.

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 637 Brook Hollow Road, Nashville, TN 37205
(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/or 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/or 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 our hands this 8th day of July, 2011.

Mark D. Spencer by Heather E Spencer attorney in fact

Mark D. Spencer

Heather E Spencer

Heather E. Spencer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather Spencer, with whom I am personally acquainted and who proved herself to be the attorney in fact of Mark Spencer and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official this 8th day of July, 2011.

Robin S Edwards

Notary Public
My Commission Expires: 2/4/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heather Spencer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2011.

Robin S Edwards

Notary Public
My Commission Expires: 2/4/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027