WARRANTY DEED

File #12093016

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8-16-14

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF LYNDA L. ELLIS

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kee Maung Chian Chian	First Community Mortgage, Inc.	147-8-79
(NAME) 4808 Wales Court	(NAME) 275 Robert Rose Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro, TN 37129	
(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, I/WE, **Husain M. Ali Dhahir and Wife, Kurdistan Adam,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kee Maung and Chian Chian, 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. 15, on the plan of Section One, Cathey Heights, as the same appears of record in Plat Book 2854, Page 45, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Husain M. Ali Dhahir and Wife, Kurdistan H. Adam by deed from David E. Adcock, II, Unmarried, dated 08/16/2005, of record in Instrument No. 20050825-0101510, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 2854, Page 45, said Register's Office.; Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and appurtenances as of record in Book 6280, Page 10, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **4808 Wales Court, 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 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.

BILL GARRETT, Davidson County
Trans:T20120074458 DEEDWARR
Recvd: 10/02/12 14:01 2 pgs
Fees:13.00 Taxes:410.70
20121002-0089843

Witness our hands this 24th day of September, 2012.

Husain M. Ali Dhahir

Kurdistan Adam

STATE OF TENNESSEE

COUNTY OF DAVIDSON

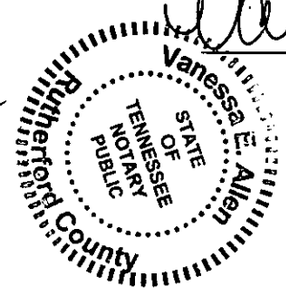
Before me, the undersigned Notary Public, personally appeared Husain M. Ali Dhahir and Kurdistan Adam , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 24th day of September, 2012.

Commission expires:

8/11/14

Vanessa E. Allen
Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130