BILL GARRETT, Davidson County
Trans:T20130104853 DEEDQC
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20131217-0127200

This Instrument Prepared By:
Title Specialists, Inc.
8848 Cedar Springs Lane, Suite 202
Knoxville, Tennessee 37923

File #10640

QUIT CLAIM DEED

THIS INDENTURE made this 26 day of NOV, 2013 between **KZ SHEIN AND WIFE, THIRI ZAW** of Washington County, State of Arkansas, First Party, and, **WIN HTUN AND WIFE, SAN KYI LAY** of Davidson County, State of TN, Second Party;

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR AND NO/100 Dollars ($1.00) and other good and valuable consideration to us in hand paid by Second Party, the receipt of which is hereby acknowledged,

Does hereby-**QUIT CLAIM all their, right, title and interest** unto the said party of the Second Party in the following described premises, to wit:

PROPERTY ADDRESS: 637 BROOK HOLLOW ROAD, NASHVILLE, TENNESSEE 37205

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.

This conveyance is made subject to the following:

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.

Being the same property conveyed to Win Htun, married, and KZ Shein, married, as tenants in common with right of survivorship, from Mark D. Spencer, unmarried, and Heather E. Spencer, unmarried, by Deed dated July 8, 2011 and recorded at Instrument #20110712-0053139 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark D. Spencer and wife, Heather E. Spencer by Deed from Pat McCrummen and wife, Donna McCrummen, dated 01/21/2004and riled for record on 01/30/2004 in Instrument #20040130-0011582 in the Register's Office for Davidson County, Tennessee.

PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THE DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO RESPRESENTATION WHATSOEVER OTHER THAN THAT IS HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Register's Office for Davidson County, Tennessee.

Owner(s):	**Responsible Taxpayer(s):**
Win Htun	Same as Owners
San Kyi Lay	
637 Brook Hollow Road	
Nashville, TN 37205	

IN WITNESS WHEREOF, The said parties of the First Part have hereunto set hand and seal this day and year first above written,

KZ Shein

Thiri Zaw

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF Washington

On this 21st day of November, 2013, before me personally appeared before me, the undersigned authority, **KZ Shein and Thiri Zaw**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same ~~as such person (or persons) free act and deed.~~

OFFICIAL SEAL
HEAVEN L BRAUDRICK
NOTARY PUBLIC . ARKANSAS
WASHINGTON COUNTY
COMMISSION # 12393110
COMMISSION EXP: 03/28/2023

Notary Public

My Commission Expires: 3/28/2023

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF Washington

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 21st day of November, 2013.

OFFICIAL SEAL
HEAVEN L BRAUDRICK
NOTARY PUBLIC . ARKANSAS
WASHINGTON COUNTY
COMMISSION # 12393110
COMMISSION EXP: 03/28/2023

Notary Public

My Commission Expires: 3/28/2023