WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140004684 DEEDWARR
Recvd: 01/22/14 09:52 2 pgs
Fees:13.00 Taxes:1110.00
20140122-0005812

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of January, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Walid Abdalla	NEW OWNER	Parcel ID:
315 Belinda Pkwy.		
Mt. Juliet, TN 37122		

FOR AND IN 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

Michael K. Myint, f/k/a Kyaw Myint and wife, Sivalee V. Dauenhauer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Walid Abdalla , married
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:

Map #11913033900 aka 3048 Nolensville Road, Nashville, TN 37211

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Sunrise, P.S. Stump's Subdivision, a plan of which is of record in Book 332, Page 107, in the Register's Office for said County.

Said Lot No. 4 fronts 62.5 feet on the easterly side of the Nolensville Pike or the right of way of the Nashville Railway and Light Company, and runs back between parallel lines with the northerly margin of Sunrise Avenue, 160 feet to an alley.

LESS and EXCEPT the following described property conveyed to the State of Tennessee as of record in Book 2021, Page 426, Register's Office for Davidson County, Tennessee, extending from Survey Station 477_96 at Sunrise Avenue to Station 478_60:

On the North by the lands of Suddath, on the South by Sunrise Avenue, on the West by the present highway, and on the East by a line East of, parallel to and 40 feet from the center line of said proposed highway as staked out, containing 460 square feet.

Being part of the same property conveyed to Kyaw Myint and wife, Sivalee V. Dauenhauer by deed from Neil T. Jordan (1/2), Elizabeth A. Jordan, Rosemary J. Ventress and Thomas M. Jordan (1/6 each), of record in Instrument 20010803-0082730, said Register's Office.

and,

Map #11913033800 aka 3046 Nolensville Road, Nashville, TN 37211

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Sunrise, P.S. Stump's Subdivision, a plan of which is of record in Book 332, Page 107, in the Register's Office for said County.

Said Lot No. 5 fronts 60 feet on the easterly side of Nolensville Road, as widened, and extends back between parallel lines 150 feet, more or less, to an alley.

Being part of the same property conveyed to Kyaw Myint and wife, Sivalee V. Dauenhauer by deed from Neil T. Jordan (1/2), Elizabeth A. Jordan, Rosemary J. Ventress and Thomas M. Jordan (1/6 each), of record in Instrument 20010803-0082730, said Register's Office.

and,

Map #11913033700 aka 3044A Nolensville Road, Nashville, TN 37211

LAND in Davidson County, Tennessee, being the southerly 33 feet of Lot No. 6 on the Plan of Sunrise, P.S. Stump's Subdivision, a plan of which is of record in Book 332, Page 107, in the Register's Office for said County.

Being part of the same property conveyed to Kyaw Myint and wife, Sivalee V. Dauenhauer by deed from Neil T. Jordan (1/2), Elizabeth A. Jordan, Rosemary J. Ventress and Thomas M. Jordan (1/6 each), of record in Instrument 20010803-0082730, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 332, Page 107, said Register's Office.

Michael K. Myint and Kyaw Myint being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3048, 3046, 3044A Nolensville Rd., Nashville, TN 37211

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 our hands this 21st day of January, 2014.

Michael K. Myint

Sivalee V. Dauenhauer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael K. Myint, f/k/a Kyaw Myint and wife, Sivalee V. Dauenhauer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of January, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.