WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036229 DEEDWARR
Recvd: 05/23/14 09:59 2 pgs
Fees:13.00 Taxes:370.00

20140523-0044578

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN
My Comm. Expires January 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Myint Aung	Acopia, LLC	14815011800
(NAME)	(NAME)	
4008 Navaho Trail	306 Northcreek Blvd., Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Darlene Armstrong and Tammy Butler**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Myint Aung and Nwet N. Twey, husband and wife**, 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 all of Lot No. 40, on the plan of Apache Hills, Section Five - Part Two, as shown on plat appearing of record in Plat Book 5050, Page 9, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wanda Jean Gerald and husband, Charles W. Gerald by Quit Claim Deed dated 07/21/2000 from Wanda Jean Gerald, formerly Wanda Jean Gamble of record in Instrument 200008040077656, Register's Office for Davidson County, Tennessee. The said Wanda Jean Gerald predeceased Charles W. Gerald, leaving him sole surviving tenant by the entirety. The said Charles W. Gerald died testate on 08/01/2013 devising subject property to be incorporated as part of his probated estate, as evidenced by the Last Will and Testament of Charles W. Gerald filed in Probate No. 13P1368, in the Probate Court Clerk's Office for Davidson County.

Being the same property conveyed to Darlene Armstrong and Tammy Butler by Executor's Quitclaim Deed dated 01/26/2014 from Patricia Ann Gerald, Executor of the Estate for Charles W. Gerald, Jr. of record in Instrument 201402050010122, Register's Office for Davidson County, Tennessee.
The Grantor's spouses are not joining in on the the conveyance of the property as they have no vested interest and this is not their homestead.

All matters as set forth per Plat Book 5050, Page 39, said Register's Office.
Restrictions of record in Book 5040, Page 357, 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 4008 Navaho Trail, 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 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 15th day of May, 2014.

Darlene Armstrong

Tammy Butler

State of Tennessee
County of Wilson

Personally appeared before me Darlene Armstrong and Tammy Butler, 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 purposes therein contained.

WITNESS my hand and ~~seal this~~ 15th day of May, 2014.

Notary Public
My Commission Expires: _____

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066