Return To

BILL GARRETT, Davidson County
Trans:T20150003980 DEEDWARR
Recvd: 01/16/15 09:38 2 pgs
Fees:13.00 Taxes:517.63
20150116-0004624

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

MARGARET R. MEEKS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

Subscribed and sworn to before me this 9TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naing Hung and Lily Naing	Mortgage Investors Group (NAME)	16202023400
170 Sheila Drive (ADDRESS)	8320 East Walker Springs Lane (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Wanda Matos and Sergio Montanez, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Naing Hung and Lily Naing, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT

LOT 265, SECTION 4, COLEWOOD ACRES SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 144, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JULIO F. RONDAN AND WANDA MATOS, HUSBAND AND WIFE BY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, OF RECORD IN INSTRUMENT NO. 20110516-0037239, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JULIO F. RONDAN AND WANDA MATOS HAVING SINCE DIVORCED. BEING THE SAME PROPERTY CONVEYED TO WANDA MATOS BY DEED FROM JULIO F. RONDAN OF RECORD IN INSTRUMENT NO. 20150116-0004623, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID SERGIO MONTANEZ JOINING IN THIS CONVEYANCE TO CONVEY ANY MARITAL INTEREST HE HAS IN SAID PROPERTY.

2015 PROPERTY TAXES A LINE, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 170 Sheila Drive, Antioch, TN 37013
(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.

Witness my/our hand(s) this 9th day of January, 2015.

WARRANTY DEED
(Continued)

Wanda Matos

Sergio Montanez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda Matos and Sergio Montanez, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of January, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072