WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Rutherford~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 10th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20150027881 DEEDWARR
Recvd: 04/14/15 11:24 2 pgs
Fees:13.00 Taxes:529.10
20150414-0032870

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maung Win	Same address	162-06-0-347-00
(NAME)	(NAME)	
144 Valley Green Drive	do new owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **ARC Properties G.P.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Maung Win and Tin Sang**, 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 Lot No. 31, on the plan of Bess Estates-Sec. I, as shown by plat of record in Plat Book 4460, Page 154, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Arc Properties GP, by Warranty Deed from Anita S. Corlis and John Corliss, husband and wife, dated 10/12/2007, recorded 10/18/2007 of Record in Instrument No. 20071018-0123810, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters shown on the plat of record as Plat Book 4460, Page 154, Covenants, conditions, easements and restrictions recorded in Record Book 4679, Page 64, as amended in Book 4935, Page 295, in the Register's Office for Davidson County, Tennessee.

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 144 Valley Green 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 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 my hand this 10th day of April, 2015.

ARC PROPERTIES G.P.

Bijan Ferdowsi, General Partner

State of Tennessee
County of Rutherford

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bijan Ferdowsi, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged Bijan Ferdowsi to be the General Partner of ARC Properties, the within named bargainer, a partnership, and that Bijan Ferdowsi as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Bijan Ferdowsi as General Partner.

Witness my hand and official seal this 10th day of April, 2015.

Connie Beard

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167