Davidson County DEEDWARR
Recvd: 04/28/15 15:12 2 pgs
Fees:13.00 Taxes:410.70
20150428-0038034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thang Zom Pau	Ark-La-Tex Financial Services, LLC	148 13 0 139.00
(NAME)	(NAME)	
4925 Yorktown Road	5160 Tennyson Parkway, Suite 2000 W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eleven Thousand And No/100 Dollars ($111,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Frances I. Edwards, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thang Zom Pau and wife, Cing Ban Kim, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Fairland Park, Section 3 of record in Book 2331, Page 145 & 146, said Register's Office.

Said Lot No. 255 fronts 99.0 feet on the westerly side of Yorktown Road and runs back 156.6 feet on the northerly lot line 160.5 feet on the southerly lot line, to a line in the rear which measures 99.5 feet thereon.

Being the same property conveyed to Frances I. Edwards, unmarried by Warranty Deed from Robert W. Harding and James Earl Harding and Ruth Marie Watson and Richard R. Harding, dated October 14, 1987 and recorded October 20, 1987 in Book 7383, Page 80, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-151487

unimproved ☐
This is improved ☒ property, known as 4925 Yorktown Road, 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, has 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 24th day of April, 2015.

Frances I. Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Frances I. Edwards, the within named 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 24th of April, 2015.

Notary Public

My Commission Expires:

(SEAL)

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018