| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 05/27/15 14:07 | 3 pgs |
| Fees:18.00 Taxes:971.25 | |
| **20150527-0048699** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/2/18
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Dhak Monger | Movement Mortgage, LLC | 173 04 0A 306.00 |
| (NAME) | (NAME) | |
| 5416 Oak Chase Drive | 841 Seahawk Circle | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Virginia Beach, VA 23452 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Sixty-Two Thousand Five Hundred And No/100 Dollars ($262,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dung T. Ho and Hanh Vu, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dhak Monger, a married man and Guman S. Monger, a married man**, 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. 250 on the Plan of Oak Highlands, Phase Three, a Planned Unit Development, of record in Instrument No. 200201220008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete accurate description of said lot.

Being the same property conveyed to Dung T. Ho and wife, Hanh Vu by Warranty Deed from S & Y Construction, a Sole Proprietorship of Mansoor Sedaghatfar dated July 3, 2002 and recorded July 11, 2002 as Instrument No. 20020711-0083685, 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.

unimproved ☐
This is improved ☒ property, known as 5416 Oak Chase Drive, Antioch, TN 37013

File Number: NAT-151253

unimproved ☐

This is improved ☒ property, known as 5416 Oak Chase Drive, Antioch, TN 37013

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 . May 26, 2015

Dung T. Ho

Hanh Vu

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Dung T. Ho and Hanh Vu, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~19th~~ 26th of May, 2015.

~~Notary Public~~

My Commission Expires:

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File Number: MTJ-151401

True Copy Certification

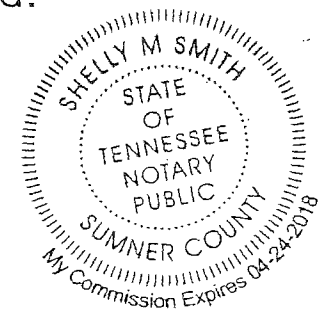
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

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