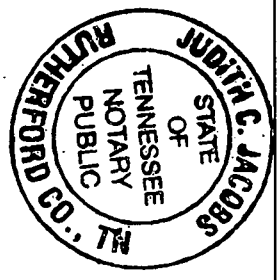
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043177 DEEDWARR
Recvd: 06/02/15 16:00 2 pgs
Fees: 13.00 Taxes: 684.50
20150602-0051429



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

A. Bakari
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: February 22, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yik H. Ying Viseth Sieng	Churchill Mortgage Corporation	150-16-0A/131.00
(NAME)	(NAME)	
3417 Whitesail Court	761 Old Hickory Blvd, Suite 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, Tn 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Adonijah Lesimba Bakari and Sybil Pruitt,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yik H. Ying and Viseth Sieng, wife and husband,** 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. 85 on the Final Plat of Windhaven Shores, Section Four of record in Instrument No. 20041222-0152517, Register's Offic for said County, to which reference is made for a more complete description.

Being the same property conveyed to Adonijah Lesimba Bakari and Sybil Pruitt, husband and wife, by deed from Jimmie W. Ray and wife, Beverly H. Ray dated January 31, 2006 and filed for record February 13, 2006 as Instrument No. 20060213-0017170 in the Register's Office for Davidson County, Tennessee

Subject to Easements to Metropolitan Government of Nashville of record in Instrument No. 20020603-0066392 and 20030218-0020742 in the Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record as Instrument No. 20030219-0021586 in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Windhaven Shores HOA, Inc., of record as Instrument NO. 20030228-0026797 in the Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record as Instrument No. 20030219-0021585 in the Register's Office for Davidson County, Tennessee.

Subject to the conveyance of Open Space of record in Instrument NO. 20060724-0088808 and re-recorded as Instrument No. 2006124-0148906 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record as Instrument No 20041222-0152517 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The current years taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 3417 Whitesail Court, 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 hands this 29th day of May, 2015.

Adonijah Lesimba Bakari

Sybil Pruitt

State of Tennessee
County of Davidson

Personally appeared before me Adonijah Lesimba Bakari and Sybil Pruitt, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: February 22, 2016

File No.: 201505019

