Davidson County DEEDWARR
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Fees:13.00 Taxes:366.30
20150603-0051853

WARRANTY DEED

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 11. 23. 2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Pau Lian Mung	Highlands Residential Mortgage, LTD	147 07 0B 019.00
(NAME)	(NAME)	
4958 Edmondson Pike, #D-19	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Nine Thousand And No/100 Dollars ($99,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Johana Desir, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pau Lian Mung and Ngaih Nginn, 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 Unit D-19, Parcel #19 on the Plan of Woodlea Place Townhouse, of record in Plat Book 5050, Page 101, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Johana Desir, married by Warranty Deed from Narjes Nouhnejad, unmarried dated December 6, 2007 and recorded December 20, 2007 in Instrument No. 20071220-0146108 in the said Register's Office for Davidson County, Tennessee.

Max Desir, spouse of Johana Desir, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

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: MFR-151656

unimproved ☐

This is improved ☒ property, known as 4958 Edmondson Pike, #D-19, 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 1st day of June, 2015.

Johana Desir

Max Desir

STATE OF Tennessee

County OF Rutherford

I, Carla Johnson, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Johana Desir and Max Desir** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th of May, 2015.

Notary Public

My Commission Expires: November 23, 2015

(SEAL)

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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