BILL GARRETT, Davidson County
Trans:T20150048609 DEEDWARR
Recvd: 06/18/15 11:17 2 pgs
Fees:13.00 Taxes:810.30
20150618-0058344

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kyaw Win Cing T. Dim Sing Thang 4000 Hollis Hill Drive Nashville, TN 37211	First Community Mortgage 275 Robert Rose Dr Murfreesboro, TN 37129	147-12-0B-041.00-CO

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater, for this transfer is **$219,000.00**

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2015.

Vanessa E. Allen
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public

My Commission Expires: 5/18/18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **St. Mina Coptic Orthodox Church of Tennessee, a Tennessee non-profit corporation, and The Estate of Sam Dowd, Deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kyaw Win and Cing T. Dim, Husband and Wife, and Sing Thang, an unmarried person,** 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. 41 as shown on the Plan of Classic Meadows, of record in Instrument No. 20040715-0084487, and by Certificate of Correction of record in Instrument No. 20050303-0023638, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Sam G. Dowd, unmarried, by Warranty Deed from Classic Homes BOS, LP, dated July 29, 2005, of record in Instrument No. 20050801-0089658, Register's Office for Davidson County, Tennessee. Sam G. Dowd died on July 7, 2014 leaving St. Mary Coptic Orthodox Church as the devisee under the Last Will and Testament of Sam G. Dowd entered as Docket No. 12P-1188 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This is improved property located at: **4000 Hollis Hill Drive, Nashville, TN 37211**

This conveyance is made subject to: (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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 on the **16th** day of **June, 2015**.

ST. MINA COPTIC ORTHODOX CHURCH OF TENNESSEE

By: _____
Father Boutros Boutros, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Father Boutros Boutros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of St. Mina Coptic Orthodox Church of Tennessee, the within named bargainor, a Tennessee non-profit corporation, and that he as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Trustee.

Witness my hand and Official Seal this the 16th day of June, 2015.

_____
Notary Public
My Commission Expires: 8/23/2016

THE ESTATE OF SAM DOWD, DECEASED

By: _____
Father Boutros Boutros, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Father Boutros Boutros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Sam Dowd, the within named bargainor, and that he as such Executor, as duly authorized executed the foregoing instrument for the purposes therein contained as Executor

Witness my hand and Official Seal this the 16th day of June, 2015.

_____
Notary Public
My Commission Expires: 8/23/2016