WARRANTY DEED

File #15279

mail to:

BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON PA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

ROSEMARY HOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moo Lah Htoo	FIRST COMMUNITY MORTGAGE, INC.	-148-15-0-044.00
(NAME)	(NAME)	
4857 Cimarron Way	275 ROBERT ROSE DR.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	MURFREESBORO TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Roy A. Jackson, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kya Myaing and Mu Naw, husband and wife, and Moo Lah Htoo, an unmarried person, as joint tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEE, HIS 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. 163 on the Plan of Section III, Apache Hills, of record in Plat Book 4175, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 163 fronts 97.77 feet on the Northerly margin of Cimarron Way and extends back 98.75 feet on the Westerly line and 162.90 feet on the Easterly line to a dead line in the rear, measuring 103.45 feet thereon.

Being the same property conveyed to Roy A. Jackson, unmarried by Warranty deed from David M. Savage and wife, Pamela A. Savage of record in Book 11400, page 173, Register's Office for Davidson County, Tennessee, dated March 23, 1999 and recorded on March 25, 1999.

Being also known as 4857 Cimarron Way Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4857 Cimarron Way, 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.

BILL GARRETT, Davidson County
Trans:T20150061531 DEEDWARR
Recvd: 07/27/15 15:11 2 pgs
Fees:13.00 Taxes:610.50
20150727-0073840

VERSION: May 7, 2014

Witness my hand this 22nd day of July, 2015.

Roy A. Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Roy A. Jackson, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 6-30-15

LISA WHITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206