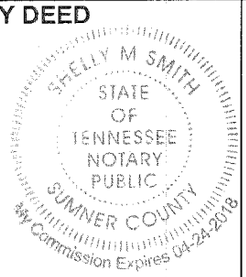
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 4-24-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kia Htawng	U.S. Bank Home Mtg	162-03-0-080.00
(NAME)	(NAME)	
5013 McLendon Dr.	11601 Pennsylvania Ave S Ste A1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/04/16 12:23 2 pgs
Fees:13.00 Taxes:573.50
20160104-0000323

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, I, **Barbara Lou McGee,*** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kia Htawng, 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Colewood Hills, Section One, as shown on plat of record in Plat Book 4300, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Barbara Lou McGee, unmarried, by Warranty Deed from Kurt Steven Wallace, unmarried, dated October 29, 2003, of record in Instrument No 20031114-0166499, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5013 McLendon Dr., 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 31st day of December, 2015.

Barbara Lou McGee

Barbara Lou McGee

State of Tennessee
County of Williamson

Personally appeared before me Barbara Lou McGee, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2015.

Notary Public Beth Hazelwood
My Commission Expires: _____

File No.: 10257

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

True Copy Certification

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018