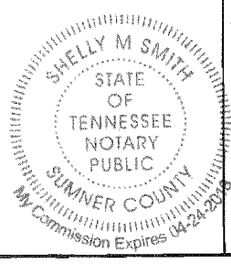
Davidson County	DEEDWARR
Recvd: 02/23/16 14:24	2 pgs
Fees:13.00 Taxes:458.80	
20160223-0017243	

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Jordan Toney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2016

Shelly M Smith
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
Cin Za Mung	US bank, N.A.	14716009300
(NAME)	(NAME)	
381 Melpar Dr.	3180 Rider Trail S.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Earth City, MO 63045	
(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, I, **Kristen Toney, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cin Za Mung, a married woman,** 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. 340 on the plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee. Said Lot No. 340 fronts 65 feet on the south side of Melpar Drive and runs back 204 feet on the west line and 201.3 feet on the east line to a dead line on which it measures 65.1 feet.

Being the same property conveyed to Kristen Toney, by deed of record in Instrument No. 20040218-0018971 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of by Kristen Toney by Kathleen Cardinale as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. **20160223-0017242**, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 381 Melpar Dr., Nashville, TN 37211
(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 22nd day of February, 2016.

Kristen Toney by Kathleen Cardinale Atty in Fact

Kristen Toney by Kathleen Cardinale, her attorney in fact

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

On this the 22nd day of February, 2016, before me personally appeared Kathleen Cardinale, the person who executed the foregoing instrument on behalf of Kristen Toney and who acknowledged that she executed the same as the free act and deed of the said Kristen Toney, through Power of Attorney granted her by the said Kristen Toney.

KRISTEN BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public
Commission Expires: 6-1-19

File No.: 10457

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