Davidson County DEEDWARR
Recvd: 03/14/16 15:05 2 pgs
Fees:13.00 Taxes:577.20
20160314-0024182

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of March, 2016, by and between James L Furrow Jr., an unmarried person, party of the first part, and Say Pya, a married man , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 20 on the Plan of Roundwood Forest, Section Two, as of record in Plat Book 6200, Page 831, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to James L. Furrow, Jr. by virtue of that certain Quit Claim Deed dated August 19, 2002, at Instrument No. 20020905-0107638 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Jimmy Johnson and James Furrow, Jr. by virtue of Warranty Deed dated June 30, 1999 at Book 11557, Page 255 in the said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James L Furrow Jr.

James L Furrow Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James L Furrow Jr. , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of March, 2016.

Ashlee Page

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 4-1075

Property Owner & Address: Say Pya

Tax Parcel No 15014000900

Property Address: 3541 Roundwood Forest Dr
Antioch, TN 37013

MAIL TAX
BILLS TO: US Bank
3301 Rider Trail S
Earth City, MO 45501

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $156,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jordan J Nye
AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of March, 2016.

Shelly M Smith
Notary Public

My Commission Expires:
4-24-2018

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

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