Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

# WARRANTY DEED

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

O-SRN-16-126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Zaw OO** | New Owner | |
| (NAME) | (NAME) | **148-07-0-009.00** |
| **126 Luna Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211-4136** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KALLE ZUNIGA, MARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZAW OO AND HAE MU, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 613, on the Plan of Section Six, Cherokee Hills of record in Plat Book 3842, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lavonda Ingram and Kalle Zuniga by Special Warranty deed from Bank of America, N.A. of record in Instrument No. 20121003-0090508 Register's Office for Davidson County, Tennessee, dated August 21, 2012 and recorded on October 03, 2012.
Being the same property conveyed to Kalle Zuniga by Quitclaim deed from La Vonda Ingram of record in Instrument No. 20151006-0102044 Register's Office for Davidson County, Tennessee, dated November 26, 2012 and recorded on October 06, 2015.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 15, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3929, Page 236, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9347, Page 885, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **126 Luna Drive , Nashville, Tennessee 37211-4136**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: T20160023326 DEEDWARR
Recvd: 03/22/16 13:45 2 pgs
Fees: 13.00 Taxes: 462.50
20160322-0027152

Witness my/our hand(s) this the 17 DAY OF MARCH, 2016.

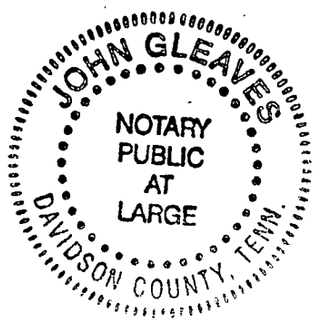
Kalle Zuniga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KALLE ZUNIGA, the within named bargainor, with whom I am personally acquainted (or proved to me 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, this the 9th of March, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212