WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160030964 DEEDWARR
Recvd: 04/15/16 14:14 2 pgs
Fees:13.00 Taxes:499.50
20160415-0036574

G-RA-16-4721-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Kam Khan Tung	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**149-9-125.00**
4721 Apollo Drive	**841 Seahawk Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	**Virginia Beach, VA 23452**	
(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, **RHONDA DEE CHANEY ALLEN, HEIR AT LAW AND BRAD MARABLE, HEIR AT LAW** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAM KHAN TUNG AND AWI LUN CING, 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. 209 on the Plan of Barclay Square Section 1 of record in Plat Book 4460, Page 141, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Frankie Marable, unmarried by Warranty Deed from Michael R. Fly and wife, Terrie M. Fly F/K/A Terrie M. Light, recorded on the 29th day of May, 1996 in Deed Book 10064, Page 516, in the Register's Office of Davidson County, Tennessee. Frankie Marable having since died Intestate on July 21, 2013. Said Rhonda Dee Chaney Allen and Brad Marable the surviving heirs of Franklie Marable, hereby convey pursuant to the Affidavits of Heirship recorded simultaneously herewith of record in Instrument No. 20160415-0036572 and Instrument No. 20160415-0036573, Reigster's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARCLAY SQUARE, SECTION 1, as recorded in Plat Book 4460, Page(s) 141, Register's Office for Davidson County, Tennesee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4665, Page 648, 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: **4721 Apollo Drive, Nashville, Tennessee 37013**.

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.

Witness my/our hand(s) this the 15th DAY OF APRIL, 2016.

Rhonda Dee Chaney Allen

Brad Marable

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA DEE CHANEY ALLEN, 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 15th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD MARABLE, 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 15th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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