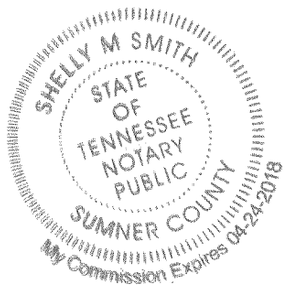
# WARRANTY DEED




163338

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Rebecca Kruger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016

Shelly M Smith
Notary Public

MY COMMISSION EXPIRES: 4-24-18
(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 |
|---|---|---|
| Nin Khan Thang | U.S. Bank Home Mtg | 14708008700 |
| (NAME) | (NAME) | |
| 4861 Torbay Drive | 7601 Penn Ave S Ste A1 | Davidson County DEEDWARR<br>Recvd: 08/01/16 15:25 2 pgs<br>Fees:13.00 Taxes:592.00<br>**20160801-0079244** |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Richfield MN 55423 | |
| (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, We,**Muhamad Dosky and wife, Nadyer Qasim,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nin Khan Thang, 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:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to -wit:

BEING all of Lot No. 23, Section Two, Cathey Heights, according to plat and survey of same appearing of record in Plat Book 2854, Page 126, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot fronts 95 feet on the west side of Torbay Drive and runs back 183.92 feet on the north line and 195..74 feet on the south line to a dead line in the rear on which it measures 95.95 feet.

Being the same property conveyed to Muhamad Dosky, married, by deed of record in Instrument No. 20131217-0127203 , Register's Office for Davidson County, Tennessee.

Nadyer Qasim joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☑ property, known as 4861 Torbay Drive, 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 29th day of July, 2016.

Muhamad Dosky by Karzan Balak attorney in fact Nadyer Qasim by Karzan Balak attorney in fact

Muhamad Dosky by Karzan Balak, his attorney in fact Nadyer Qasim by Karzan Balak, her attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 29th day of July, 2016, before me personally appeared Karzan Balak, the person who executed the foregoing instrument on behalf of Muhamad Dosky and Nadyer Qasim and who acknowledged that he executed the same as the free act and deed of the said Muhamad Dosky and Nadyer Qasim, through Power of Attorney granted he by the said Muhamad Dosky and Nadyer Qasim.

Notary Public
Commission Expires:

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