BILL GARRETT, Davidson County
Trans:T20160075251 DEEDWARR
Recvd: 08/29/16 13:54 2 pgs
Fees:13.00 Taxes:887.63
20160829-0090229

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0384

Map-Parcel No. 075-04-0-050.00

Property Address:
4518 Baton Rouge Drive, Hermitage, TN 37076

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
U. Win Myint
2215 Hemmingway Drive
Nashville, TN 37215

Grantee's Name, Address:
U. WIN MYINT
2215 Hemmingway Drive
Nashville, TN 37215

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AK REEVES MANAGEMENT, LLC, AKA A. K. REEVES MANAGEMENT, LLC, a Tennessee limited liability company**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **U. WIN MYINT**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Tulip Grove, Section 5, as of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to A.K. REEVES MANAGEMENT, LLC from KRISNA REEVES, by deed dated February 2, 2010, and recorded on February 12, 2010 in Instrument No. 20100212-0011222, Register's Office for Davidson County, Tennessee.

This is improved property known as, 4518 Baton Rouge Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, his heirs, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters on the Plan of record in Plat Book 4175, page 71, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successos and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successos and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this 26th day of August, 2016.

AK REEVES MANAGEMENT, LLC
AKA A. K. REEVES MANAGEMENT, LLC

By: _____
KRISNA REEVES, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared **KRISNA REEVES**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged herself to be the **Managing Member** of **AK REEVES MANAGEMENT, LLC AKA A. K. REEVES MANAGEMENT, LLC**, the within named bargainor, a limited liability company, and that she as such Managing Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein containing, by signing the name of the limited liability company by herself as **Managing Member**, respectively.

WITNESS my hand and official seal this 26th day of August, 2016.

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission expires: 12-06-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$239,900.00 .**

_____
Affiant

SWORN TO and subscribed before me on this 26th day of August, 2016.

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission expires: 12-06-16