BILL GARRETT, Davidson County
Trans:T20160084713 DEEDWARR
Recvd: 09/27/16 09:37 2 pgs
Fees:13.00 Taxes:536.50
20160927-0101650

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2016.

Notary Public

My commission expires: 4/24/18

KRISTINA KAYE DITTANO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cin Kap Tung Nung **Zo San**	**First National Bank of Middle Tennessee**	**Map/Parcel: 148-08-0-071.00**
825 Oakwood Terrace Drive	**1608 Williams Drive, Suite 301**	
Antioch, TN 37013	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Alan R. Cannady and wife, Theresa Cannady

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cin Kap Tung Nung and Zo San, husband and wife

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 in Davidson County, Tennessee, being Lot No. 67 on the Plan of Oakwood Terrace, Section One, of record in Plat Book 4460, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alan R. Cannady and wife, Theresa Cannady, by Warranty Deed, from James E. Monroe and wife, Evelyn B. Monroe, dated September 24, 1997, of record in Book 10623, Page 260, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4460, Pages 54 and 55, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4559, Page 72, amended in Book 4650, Page 995 and Book 4689, Page 376, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 825 Oakwood Terrace Drive, Antioch, TN 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 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 hand(s) this 23rd day of September, 2016.

Alan R. Cannady

Theresa Cannady

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Alan R. Cannady and wife, Theresa Cannady, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2016.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **160592SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027