Davidson County DEEDWARR
Recvd: 09/29/16 10:12 2 pgs
Fees:13.00 Taxes:629.00

20160929-0102663

WARRANTY DEED

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hat Zaw Kap	U.S. Bank. N.A.	162 10 0 096.00
(NAME)	(NAME)	
625 Sue Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Koe Reh, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hat Zaw Kap and Zo Vil Cing, 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 Number 96 on the plan of Brook-View-Estates, Section 2, of record in Book 4460, Page 163, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Koe Reh, a married man by Warranty Deed from Phenphanh Khenesisana (Erroneously mis-spelled as Phenphanh Khenesiana), unmarried dated March 13, 2015 and recorded March 18, 2015 as Instrument No. 201503180023178, in said Register's Office for Davidson County, Tennessee.

Mi Nae joins in this instrument to convey any and all marital interest she has in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-165176FC

unimproved ☐
This is improved ☒ property, known as 625 Sue 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, 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, has 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 our hands this 27 day of Septmb, 2016

Koe Reh By MiMi attorney-in-fact
Koe Reh
by MiMi Teresa, attorney-in-fact

Mi Nae By MiMi attorney-in-fact
Mi Nae
by MiMi Teresa, attorney-in-fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared MiMi Teresa , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Koe Reh and Mi Nae, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Koe Reh and Mi Nae, for the purposes therein contained.

Witness my hand and official seal, this the 27th of September, 2016.

Notary Public

My Commission Expires: July 24, 2017

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 NOTARY PUBLIC WILSON COUNTY TENNESSEE

Shelly M Smith

Commission Expires 4-24-2018