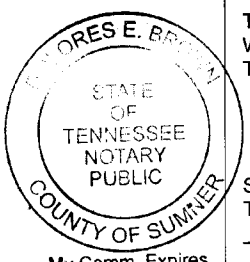
Davidson County	DEEDWARR
Recvd: 12/06/16 10:00	2 pgs
Fees:13.00 Taxes:610.50	
20161206-0127786	

WARRANTY DEED



My Comm. Expires
April 24, 2019

166286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Karyn Christian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 4/24/2019
(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).
Tamala Saw and Mu Si Nyaw	Movement Mortgage, LLC	150 14 0A 017.00
(NAME)	(NAME)	
4049 Calumet Drive	Trailing Docs, 8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Branka Husnic, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tamala Saw, a married man, and Mu Si Nyaw, a single woman**, 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. 17 on the Final Plat of Calumet, Phase One, of record in Plat Book 6900, Page 673, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Branka Husnic and husband, Ibrahim Husnic by Special Warranty Deed from Prudential Relocation, Inc., fka Citicapital Relocation, Inc. dated July 30, 2002 and recorded August 8, 2002 as Instrument No. 20020808-0095496, in said Register's Office for Davidson County, Tennessee. The said Ibrahim Busnic having since died in Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 4049 Calumet Drive, Antioch, TN 37013

File Number: NAT-166286FC

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 1 day of DECEMBER, 2016

Branka Husnic

Branka Husnic

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Branka Husnic, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of December, 2016.

Notary Public

My Commission Expires: 9/7/2020

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 7, 2020

True Copy Certification

I Maxwell Coyle, 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.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission Expires 4-24-2018