Davidson County DEEDWARR
Recvd: 12/28/16 14:59 3 pgs
Fees:18.00 Taxes:666.00
20161228-0136518

WARRANTY DEED

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF WASHINGTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/22/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Do Khan Mung and Ning S. Cing	New Owner	14902004300
(NAME)	(NAME)	
2505 Oak Forest Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 19th day of August 2016, by and between **Clifton Morrow, unmarried,** party of the first part, and **Do Khan Mung and Ning S. Cing, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Davidson, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 43 on the Plan of Phase One - Final Plat Oakwood Subdivision, of record in Book 6900, Page 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clifton Morrow, unmarried by Warranty Deed from Brenda R. Smith, unmarried, dated August 15, 2006 and recorded August 25, 2006 of record in Instrument Number 20060825-0105207, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

For reference purposes, this property is also known as: 2505 Oak Forest Drive, Antioch, Tennessee 37013

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

CLIFTON MORROW

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CLIFTON MORROW, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22ND day of August, 16.

Commission expires: 7/16/2017

TRACY M. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUL 16, 2017

Notary Public

EXHIBIT B

All matters shown on the plat of record in Plat Book 6900, Page 935, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Book 7981, Page 478, Instrument of Correction record in Book 9237, Page 1, Instrument of Correction of Declaration record in Book 8313, Page 17, and amended and or made applicable as First Amendment to Declaration record in Book 8038, Page 838, Second Amendment to Declaration record in Book 9781, Page 987, and Second Amendment to Declaration record in Book 10650, Page 785, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Agreement for Dedication of Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances record on April 12, 1984 in Book 6269, Page 197 and record on May 24, 1984 in Book 6298, Page 582, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement recorded on April 16, 1970 in Book 4411, Page 243, in the Register's Office of Davidson County, Tennessee.

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 NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Commission Expires 4-24-2018