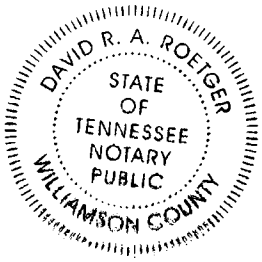
Davidson County DEEDWARR
Recvd: 01/19/17 10:57 2 pgs
Fees:13.00 Taxes:703.00

20170119-0005966

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-2-17

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thang Sian Sing	Equity Prime Mortgage LLC	134 13 0 150.00
(NAME)	(NAME)	
4807 Towry Dr	5 Concourse Pkwy., Queen Bldg, Suite 2250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety Thousand And No/100 Dollars ($190,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ricardo A. Carrillo and Reina Carrillo, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thang Sian Sing and Dim Lian Sing, 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. 235 on the Plan of Kenilworth Estates, Section Four, as of record in Book 3300, pages 34, 35 and 36, Register's Office for said County, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Ricardo A. Carrillo and wife, Reina Carillo by Warranty Deed from Sammie Eugene Grinter and wife, Maggie L. Grinter dated February 17, 2006 and recorded February 23, 2006 as Instrument No. 20060223-0021068, in said Register's Office for 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 4807 Towry Dr, Nashville, TN 37211

File Number: NAT-168026FC

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 18 day of January, 2017

Ricardo A. Carrillo

Reina Carrillo

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 Ricardo A. Carrillo and Reina Carrillo, 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 18th of January, 2017.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

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

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 Commission Expires 4-24-2018

SHELLY M SMITH NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

File Number: NAT-168026FC