BILL GARRETT, Davidson County
Trans:T20170027217 DEEDWARR
Recvd: 03/31/17 10:17 2 pgs
Fees:13.00 Taxes:529.10
20170331-0031474

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $143,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2017.

Notary Public

My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Parkway, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sara Moon	Regions	148-13-0-139.00
4925 Yorktown Road	2050 Parkwood Office Circle RCN-6	
Nashville, TN 37211	Birmingham, AL 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Thang Zom Pau and Cing Ban Kim, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sara E. Moon, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Fairlane Park (erroneously referenced as Fairland Park on previous deed), Section III of record in Plat Book 2331, Pages 145 and 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 255 fronts 99.0 feet on the Westerly side of Yorktown Road and runs back 156.6 feet on the Northerly lot line 160.5 feet on the Southerly lot line, to a line in the rear which measures 99.5 feet thereon.

Being the same property conveyed to Thang Zom Pau and Cing Ban Kim, husband and wife by Warranty Deed from Frances I. Edwards, unmarried of record in Instrument No. 20150428-0038034 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 28, 2015.

This is improved property known as **4925 Yorktown Road, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan of record in Plat Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee and real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of March, 2017.

Thang Zom Pau
Thang Zom Pau

Cing Ban Kim
Cing Ban Kim

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Thang Zom Pau and Cing Ban Kim, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of March, 2017.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 7017032
557 Sam Ridley Pkwy
Smyrna, TN 37167