THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176091

Davidson County DEEDWARR
Recvd: 04/05/17 09:15 2 pgs
Fees:13.00 Taxes:566.10
20170405-0033200

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Affiant

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

Subscribed and sworn to before me, this the 3rd day of April, 2017.

Notary Public
My Commission Expires: 9/22/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thang Pian Khup 4665 Chutney Drive Antioch, TN 37013	Equity Prime Mortgage LLC 5 Concourse Pkwy Queen Bldg. Ste 2250 Atlanta, GA 30328	165-14-0-013.00

NAT-171388

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jason McMurrian and Cherlyn McMurrian, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thang Pian Khup, a married man,** 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:

Being Lot No. 305, on the plat of Section Seven, Peppertree Forest of record in Book 7900, Page 322, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason McMurrian and wife, Cherlyn McMurrian by Warranty Deed from Karen Shipley, unmarried, recorded on the 4th day of February, 2002 in Instrument No. 20020204-0015344, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 4665 Chutney Drive, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, have 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. Whenever 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, Grantor has executed this instrument on this 3rd day of April, 2017.

Jason McMurrian

Cherlyn McMurrian

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jason McMurrian and Cherlyn McMurrian**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of April, 2017.

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY