Davidson County DEEDWARR
Recvd: 04/19/17 10:08 3 pgs
Fees:18.00 Taxes:684.50

20170419-0038173

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me, this ~~7th~~ 14th day of April, 2017.

Notary Public

My commission expires: 3/10/21

(Notary Stamp)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Maung Lah Win	Maung Lah Win	162-03-0-374.00
904 Algonquin Ct	904 Algonquin Ct	
Antioch, TN 37012	Antioch, TN 37012	

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, I,

Marc T. Facunla and wife, Amphorn Kosanouvong

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

Maung Lah Win and Pae Wah, husband and wife

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

BEING Lot No. 94 on the Plan of Haywood Hills, Section 5 of record in Plat Book 4675, Page (s) 143 and 144, 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. 94 fronts 62.0 feet along the Northerly margin of Algonquin Court and extends back 156.7 feet on the Westerly line and 150.5 feet on the Easterly line to a dead line in the rear on which it measures 74.77 feet.

BEING the same property conveyed to Marc T. Facunla and wife, Amphorn Kosanouvong by Warranty deed from James T. Johnson and wife, Sandra D. Johnson of record in Instrument No. 20000906-0088133 Register's Office for Davidson County, Tennessee, dated August 31, 2000 and recorded on September 06, 2000. (Value of consideration shown in aforementioned deed $106,000.00.) Being also known as 904 Algonquin Ct Antioch, Tennessee 37012.

This is X improved ☐ unimproved property known as **904 Algonquin Ct, Antioch, TN 37012.**

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:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. 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 7th day of April, 2017.

04/4/2017
Marc T. Facunla

4/14/17
Amphorn Kosanouvong

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marc T. Facunla and Amphorn Kosanouvong, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/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 14 MB th day of April, 2017.

Notary Public
My Commission Expires: 7/2/18

DAVIDSON COUNTY MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC

SolomonParks File No. 617058

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

