Davidson County DEEDWARR
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Fees:13.00 Taxes:758.50
20170531-0053939

WARRANTY DEED

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/22/2020
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Myint Myint Oo Saw and Saw Lah Wah	Equity Prime Mortgage LLC	147 08 0 053.00
(NAME)	(NAME)	
4829 Humber 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 Two Hundred Five Thousand And No/100 Dollars ($205,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lisa Thach, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Myint Myint Oo Saw, a married man Saw Lah Wah, 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:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Beverly Heights, Section Two, of record in Book 2331, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 75 feet on the westerly margin of Humber Drive and extends back 209 feet on the northerly line and 193.7 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Lisa Thach, unmarried by Warranty Deed from Robert Bruce Eastman, an unmarried man, and Kimberly Lynn Parker, f/k/a Kimberly Lynn Eastman, an unmarried woman dated June 24, 2013 and recorded July 1, 2013 as Instrument No. 201307010067588, 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.

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unimproved ☐

This is improved ☒ property, known as 4829 Humber Dr., Nashville, TN 37211

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 26 day of May, 2017

Lisa Thach

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 Lisa Thach, an unmarried person, 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 26th of May, 2017.

Notary Public

My Commission Expires: 7-24-7

(SEAL)

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

File Number: NAT-172768FC

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 NOTARY PUBLIC WILLIAMSON COUNTY