Davidson County DEEDWARR
Recvd: 06/07/17 12:20 3 pgs
Fees:18.00 Taxes:629.00
20170607-0057041

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAT-172562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day May of

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gin Khan Khual and Tual Sian Mung	Equity Prime Mtg LLC	090 08 0 143.00
(NAME)	(NAME)	
734 Croley Dr	5 Concourse Pkwy Eleventh Bldg Ste 2250	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Atlanta, GA 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hugo Carmona Santana, a married man and Cutberto Carmona Santana, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gin Khan Khual, a married man and Tual Sian Mung, 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. 67 on the Plan of Moss-Wood Subdivision, of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradley Scott Troxel and Lori Troxel, husband and wife by Warranty Deed from James R. Parris a/k/a James R. Parrish, a married person dated April 6, 2016 and recorded April 8, 2016 as Instrument No. 201604080033891, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Hugo Carmona Santana, married man, and Cutberto Carmona Santana, a married man by Warranty Deed from Bradley Scott Troxel and Lori Troxel, husband and wife dated November 30, 2016 and recorded December 2, 2016 as Instrument No. 201612020126814, in said Register's Office for Davidson County, Tennessee. Grantor Cuthberto Carmona Santana warrants that this property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

File Number: GRN-172565SSO

Araceli Garcia Arriaga wife of Hugo Carmona Santana Joins in this conveyance for the Purpose of Conveying any Interest she may have in Above refesenced Property marital or otherwise.

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 734 Croley Dr, Nashville, TN 37209

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 31 day of May, 2017

Hugo Carmona
Hugo Carmona Santana

Cutberto Carmona
Cutberto Carmona Santana

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Hugo Carmona Santana, a married man and Cutberto Carmona Santana, a married man, 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 31st of May, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-172565SSO

Araceli Garcia

Araceli Garcia Arriaga
Wife of Hugo Carmona Santana

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Araceli Garcia Arriaga, 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 31 of May, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
DAVIDSON COUNTY

File Number: GRN-172565SSO