THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00. Kristy Pitman Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June 2017 Kristi McCoy Notary Public MY COMMISSION EXPIRES: 3/27/19 (AFFIX SEAL)

KRISTI McCOY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Niang Muang	Niang Muang	
3840 Swan Ridge Drive	3840 Swan Ridge Drive	164-08-0C-123.00-CO
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Habitat for Humanity of Greater Nashville**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Niang Muang and Pau Tuang**

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. 83 on the Plan of Final Plat, Section Three, Hamilton Chase, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20070517-0059303, Surveyor's Certificate of Correction in Instrument No. 20070529-0063683 and Instrument No. 20070723-0087046, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stella Johnson, an unmarried person by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee Corporation of record in Instrument No. 20111114-0088563 Register's Office for Davidson County, Tennessee, dated November 10, 2011 and recorded on November 14, 2011.

Being the same property conveyed to Habitat for Humanity of Greater Nashville by Substitute Trustee's deed from David G. Mangum, Substitute Trustee of record in Instrument No. 20161114-0119616 Register's Office for Davidson County, Tennessee, dated November 14, 2016 and recorded on November 14, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3840 Swan Ridge Drive, Antioch, TN 37013.**

BILL GARRETT, Davidson County
Trans:T20170051962 DEEDWARR
Recvd: 06/19/17 10:02 2 pgs
Fees:13.00 Taxes:758.50
20170619-0061042

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. 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 ___ hand( ) this the 15th day of June, 2017.

Habitat for Humanity of Greater Nashville

BY: Karen Sprunger

ITS: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Karen Sprunger, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Board Chair of the maker, Habitat for Humanity of Greater Nashville, and are authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 15th day of June, 2017.

My Commission expires 1/9/2018

Diane Franklin
Notary Public

DIANE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.