WARRANTY DEED

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-22-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ah Sang	Equity Prime Mortgage	172 12 0B 378.00
(NAME)	(NAME)	
3465 Cobble Street	5 Concourse Pkwy Queen Bldg Ste. 2250	Davidson County DEEDWARR Recvd: 07/05/17 15:02 3 pgs Fees:18.00 Taxes:1147.00 **20170705-0067527**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Atlanta GA. 30328	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen M. Engstrom and wife, Stacy Engstrom**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ah Sang and Sai Awi, husband and wife**, hereinafter called the GRANTEE(S), 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. 531, on the plan of Section Seventeen, Bradford Hills, of record in Plat Book 7900, Page 976, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen M. Engstrom by Warranty Deed from Victor D. Barnes and Danielle W. Barnes, husband and wife, dated 06/14/2012, recorded 06/18/2012 of record in Instrument No. 20120618-0053039, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 7900, Page 976, in the Register's Office for Davidson County, Tennessee.
All matters shown on the boundary plats of record in Book 7900, Page 6 and Book 7900, Page 110, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8069, Page 170, By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee,
Covenants, conditions, easements and restrictions of record in Book 9693, Page 70, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7690, Page 260, in the Register's Office for Davidson County, Tennessee.
Deeds of Conveyance of record in Book 8377, Page 769, Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.
Charter and Articles of Incorporation of Bradford Hills Homeowners' Association, Inc., of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed to the Homeowners Association of record in Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3465 Cobble Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of June, 2017.

Stephen Engstrom by Damon Smith his attorney in fact — Stephen M. Engstrom

Stacy Engstrom by Damon Smith his attorney in fact — Stacy Engstrom

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Damon Smith, with whom I am personally acquainted and who proved himself to be the attorney in fact of Stephen M. Engstrom and Stacy Engstrom and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2017.

Notary Public
My Commission Expires: 10/31/2020

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

