Davidson County DEEDWARR
Recvd: 07/07/17 14:50 2 pgs
Fees:13.00 Taxes:876.90
20170707-0068613

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1706248

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $237,000.00.

Affiant

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Subscribed and sworn to before me, this 30th day of June, 2017.

Notary Public
My Commission Expires: 9-22-2020

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
	Equity Prime Mortgage LLC	
Bawi Tial and Semon Thang	Queen Building Suite 2250	135140A171.00
929 Blue Mountain Lane	5 Concourse Parkway	
Antioch, TN 37013	Atlanta GA 30328	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sean Truskowski and Megan Truskowski, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Bawi Tial, a married man, and Semon Thang, an unmarried man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 171 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 3900, Page 524, and corrected by scrivners affadavit to Plat Book 6900, Page 524, of record in Instrument Number 20170623-0063276, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for full description thereof.

Being the same property conveyed to Sean Truskowski and Megan Truskowski, husband and wife, by Warranty Deed, from Francina M. Overton, unmarried, dated July 19, 2010, of record in Instrument Number 20100802-0060117, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is X improved ___unimproved property known as 929 Blue Mountain Lane, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of June, 2017.

Sean Truskowski

Megan Truskowski

State of ~~Tennessee~~ WI
County of ~~Rutherford~~ Kenosha

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sean Truskowski and Megan Truskowski with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Murfreesboro, TN~~ Kenosha, WI this 30th day of June, 2017.

BRENDAN FLYNN
Notary Public
State of Wisconsin

Notary Public at Large
My Commission Expires: My Commission Expires February 9, 2021

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.

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: 5/10/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2019