Davidson County DEEDWARR
Recvd: 07/12/17 09:56 2 pgs
Fees:13.00 Taxes:795.50
20170712-0069993

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

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

File Number: 1705221

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

Subscribed and sworn to before me, this 27th 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	
Langh Ngaih Mung	5 Concourse Parkway	173-16-A-70-CO
3632 Coles Branch Drive	Queen Building, Suite 2200	
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, Michael David Walker and Michelle Walker, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Langh Ngaih Mung, married 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:

Land in Davidson County, Tennessee, being Lot No 83, on the plan of Hidden Creek, Phase I, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016, Register's Office for said County, to with plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Walker and Michelle Walker, husband and wife, by Warranty Deed form Beazer Homes Corp., a Tennessee Corporation, dated May 19, 2005, of record in Instrument No. 20050525-0059164, 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 ✓ improved ___unimproved property known as 3632 Coles Branch Drive, 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.

6th July KP

WITNESS my hand this ~~27th~~ day of June, 2017.

Michael Walker

Michael Walker

Michelle Walker

Michelle Walker

State of Tennessee
County of ~~Rutherford~~ Williamson
KP

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael David Walker and Michelle Walker 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, this ~~27th~~ 6th day of June, 2017. July KP

Notary Public at Large
My Commission Expires: 11/17/19

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019