WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-22-2020
(AFFIX SEAL)

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

P-RR-17-4457

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyaw Kyaw	**New Owner**	
(NAME)	(NAME)	**163-02-0-049.00**
4457 Winton Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/25/17 10:01 2 pgs
Fees:13.00 Taxes:740.00
20170725-0074957

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 consideration, the receipt of which is hereby acknowledged, **SHANNON SOUTHERN, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYAW KYAW, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 100 ON THE PLAN OF HICKORY HIGHLAND PLACE, SECTION 2, PHASE 1 OF RECORD IN PLAT AT INSTRUMENT NO. 19991223-0306510, 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 SHANNON SOUTHERN AND TIFFANY SOUTHERN, HUSBAND AND WIFE BY WARRANTY DEED FROM JAMES JANSEN AND DANA JANSEN, MARRIED OF RECORD IN INSTRUMENT NO. 20130109-0002868 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 07, 2013 AND RECORDED ON JANUARY 09, 2013. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $144,900.00.)

BEING THE SAME PROPERTY CONVEYED TO SHANNON SOUTHERN BY QUITCLAIM DEED FROM TIFFANY SOUTHERN OF RECORD IN INSTRUMENT NO. 20160427-0040877 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 27, 2016 AND RECORDED ON APRIL 27, 2016.

Being the same property conveyed to Shannon Southern and Tiffany Southern, husband and wife by Warranty deed from James Jansen and Dana Jansen, married of record in Instrument No. 20130109-0002868 Register's Office for Davidson County, Tennessee, dated January 07, 2013 and recorded on January 09, 2013.

Being the same property conveyed to Shannon Southern by Quitclaim deed from Tiffany Southern of record in Instrument No. 20160427-0040877 Register's Office for Davidson County, Tennessee, dated April 27, 2016 and recorded on April 27, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 19991223-0306510, and Instrument No. 19991223-0306511, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11103, Page 990, Book 11667, Page 310, Book 10421, Page 239, Book 11306, Page 572, and Instrument No. 20000210-01010122, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Restrictions of record as Instrument Number 20160427-0040877 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the

United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Master Plat of record in Instrument Number 19880127-6900561 and Instrument No. 19880127-6900562, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4457 Winton Drive , Antioch, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 21 DAY OF JULY, 2017.

Shannon Southern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON SOUTHERN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 03-06-2019