(2)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00

Affiant

Subscribed and sworn to before me, this 7 day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/8/2020
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 1381 DEEDWARR
09/15/2017 02:27:56 PM 2 pgs
Fees: $13.00 Taxes: $1,178.45

20170915-0094697

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Scott W. Cisney 641 Old Hickory Blvd. Unit 13 Brentwood, TN 37027	Scott W. Cisney 641 Old Hickory Blvd. Unit 13 Brentwood, TN 37027	171-03-0-B036.00CO

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, I/we, Antony Kingyin Kong, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Scott W. Cisney and Pamela V. Cisney, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, Tennessee, described as Unit No. 7 of Revised Phase One, Section One, Townhomes of Fredericksburg, a Horizontal Property Regime located in Brentwood, Tennessee, together with Easements as shown on the plat of Revised Phase One, Section One, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 236, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 435 as amended in Book 10224, page 683 as corrected in Book 10294, page 850, Book 10393, page 11 and Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, page 435, as amended in Book 10224, page 683 as corrected in Book 10294, page 850, Book 10393, page 11 and Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, said Register's Office, and By-Laws recorded in Book 10126, page 486 as amended in Book 10275, page 959, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Samantha Kong, a single woman, and Antony Kong and spouse, Yong Kim-Kong, husband and wife by Warranty Deed from Macon Harris, of record in Instrument No. 20080702-0068264, Register's Office for Davidson County, Tennessee. The said Yong A. Kim-Kong passed away on February 12, 2013, and her interest in the subject property passed to her husband, Antony Kong, as the surviving tenant by the entirety. Said property being further conveyed to Antony Kingyin Kong by Quitclaim Deed from Samantha Kong, a single woman, of record in Instrument No. 20170103-0000308, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 641 Old Hickory Blvd. Unit 13, Brentwood, Tennessee 37027

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 my/our hand(s) this 7 day of September, 2017.

Antony Kingyin Kong

STATE OF TEXAS

COUNTY OF Texas

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Antony Kingyin Kong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office on this the 7 day of September, 2017.

Notary Public

My Commission Expires: 8/18/19

MARIA ELIZABETH BAIN
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-18-19