Bill Garrett Davidson County
Batch# 8083 DEEDWARR
10/04/2017 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $743.70
20171004-0101554

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $201,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2017.

Notary Public

My commission expires: 03/08/21

(Notary Stamp)

BARBARA T. HODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sian Bek Muang, Khup Za Cing and Khup Khen Sing	New Owners	162 02 0 108 00
213 Coleridge Court	SAME	
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Frances E. Foster

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sian Bek Muang and Khup Za Cing, husband and wife, and Khup Khen Sing, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Colewood Acres, section 2 of record in Plat Book 3700, Page 135, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 70 feet on the southerly side of Coleridge Court and extends back 138.2 feet on the westerly line and 145.6 feet on the easterly line to a broken line on which it measures 101.73 feet.

Being the same property conveyed to Lionel Foster and wife, Frances E. Foster by Warranty deed from Donald E. Preston and wife, Margie L. Preston of record in Book 4709, Page 58, Register's Office for Davidson County, Tennessee, dated 05/18/1973 and recorded on 05/21/1973. The said Lionel Foster predeceased his wife on May 8, 2006, and she became the owner in fee simple.

This is x improved ☐ unimproved property known as **213 Coleridge Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of September, 2017.

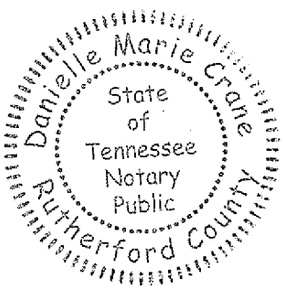
Frances E. Foster

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Frances E. Foster, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of September, 2017.

Notary Public
My Commission Expires: 4/18/21



SolomonParks File No. 20174109

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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, W. Reid Solomon, a notary public for this county and state, Barbara T. Hodge who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 5-27-19

Notary's Seal

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2019