WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Niang Lun	U.S. Bank, N.A.	Parcel ID:
4117 Pepperwood Drive	P.O. Box 7298	165130A18200
Antioch, TN 37013	Springfield, OH 45501-7298	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ana J. Lange, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Niang Lun and Pau En Thang, wife and husband
hereinafter called the GRANTEES, their heirs and assigns, a 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. 406, on the Plan of Peppertree Forest, Section Eight, of record in Plat Book 7900, Page 652, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ana J. Lange, an unmarried person by deed from Shawn A. Harris of record in Instrument 20110824-0065415, said Register's Office, dated August 19, 2011. See also Scrivener's Affidavit of record in Instrument 20160420-0038152, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7982, Page 76 amended in Book 8757, Page 607; Book 9004, Page 514; Book 9157, Page 711; Book 9287, Page 698; Book 9455, Page 801; Book 9664, Page 162; and Book 8758, Page 623 amended in Book 9664, Page 162, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 652, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4117 Pepperwood 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 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.

Bill Garrett Davidson County
Batch# 19523 DEEDWARR
10/30/2017 04:21:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20171030-0111249

Witness my hand this 25 day of October, 2017.

Ana J. Lange

STATE OF NORTH CAROLINA
COUNTY OF Onslow

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ana J. Lange, 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.

Witness my hand and official seal this 25 day of October, 2017.

My Commission Expires: 09-29-2020

Notary Public

NATASHA DEVINE
NOTARY PUBLIC
ONSLOW COUNTY, NORTH CAROLINA

True Copy of Certification

I, Lisa K.R. Wagner, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

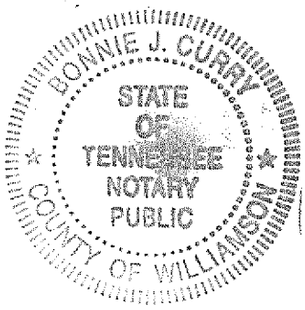
Lisa K.R. Wagner

Lisa K.R. Wagner

State of Tennessee

County of Rutherford

Personally appeared before me, Bonnie J. Curry, a notary public for this county and state, Lisa K.R. Wagner, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.



Bonnie J. Curry, Notary Public

My commission expires on 11/04/18