

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $209,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of October, 2017.

NOTARY PUBLIC

My commission expires: 6/19/18

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 22449 DEEDWARR
11/06/2017 12:19:01 PM 2 pgs
Fees: $13.00 Taxes: $776.63

20171106-0113798

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Khin M. Tun and Sanda Win	new owner	08603005200
(NAME)	(NAME)	
1733 Ridgemere Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $209,900.00 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 **Wanda J. Fosbinder and David Fosbinder, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Khin M. Tun and Sanda Win*** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

*husband and wife.

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Ridgemere Subdivision, of record in Plat Book 6250, pages 937, 938 and 939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wanda J. Fosbinder and David Fosbinder, wife and husband by deed from John Fosbinder, Executor of the Estate of Bernice Fosbinder, of record in Instrument No. 20150226-0016789, said Register's Office.

This property is __unimproved _X_improved property known as: 1733 Ridgemere Court, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of October, 2017.

Wanda J. Fosbinder

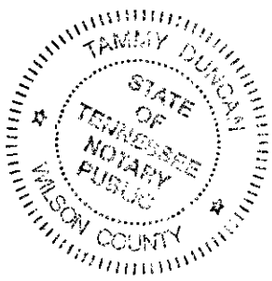
David Fosbinder

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 30th day of October, 2017.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122