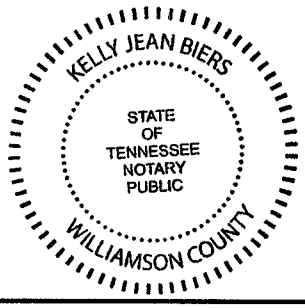
Bill Garrett Davidson County
Batch# 24146 DEEDWARR
11/08/2017 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $799.20
20171108-0115157

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: May 09, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sian Siam	Integrity First Financial Group	14716016500
(NAME)	(NAME)	
5006 Pearson Place	6333 Greenwich Drive Suite 280	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Diego, CA 92122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Lin Lin Kee Ling, a married person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sian Siam and Ne Nem, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 63 on the Map of Tusculum Fields Subdivision of record in Book 2330, Page 16, Register's Office for said County, to which reference is made for a more complete description of said lot.

TRACT II: Land in the 5th Civil District of Davidson County, Tennessee, described as follows: Beginning at the Northeast corner of Lot No. 63, as shown on the Plan of Tusculum Fields, of record in Book 2330, Page 16, Register's Office for Davidson County, Tennessee; thence is a generally Easterly direction and following the course of the Northerly boundary line of the said Lot 63, 20.46 feet to a point in the easterly boundary of a tract marked "Reserved", as shown on said Plan of Tusculum Fields; thence with the Easterly boundary of said reserved tract South 5 deg 23' West 70.29 feet to a point; thence in a generally Westerly direction and following the course of the Southerly boundary line of said Lot 63, 14.09 feet to the Southeast corner of said Lot 63; thence with the Easterly boundary of said Lot 63, 70.0 feet to the point of beginning.

Being the same property conveyed to Lin Lin Kee Ling, a married person by Warranty Deed from Conoly Brown and Candace A. Brown, husband and wife, dated 02/24/2012, recorded 02/27/2012, of record in Instrument No. 20120227-0016713, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 2330, Page 16, and (2) Covenants, conditions, easements and restrictions of record in Book 2495, Page 365 and amended Covenants of record in Book 6616, Page 624, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5006 Pearson Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 7th day of November, 2017.

Lin Lin Kee Ling
Lin Lin Kee Ling

State of Tennessee
County of Rutherford

Personally appeared before me Lin Lin Kee Ling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of November, 2017.

Notary Public Kelly Jean Biers
My Commission Expires: May 09, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

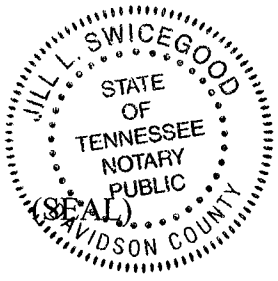
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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