Bill Garrett Davidson County
Batch# 40753 DEEDWARR
12/22/2017 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $706.70
20171222-0130487

This Instrument Prepared By: AND RETURN TO:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17648

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Rd
Indian Land, SC 29707

New Owner is:
Benjamin Mung
208 Old Tusculum Road
Antioch, TN 37013

MAP: 162-06-0-031.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thi Dar and Cin Thang, wife and husband,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Benjamin Mung, a married man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 19 on the plan of Tusculum Circle, Section Two, of record in Book 3842, Page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description hereof.

BEING the same property conveyed to Thi Dar and Cin Thang, wife and husband, by Warranty Deed from David Henry Hammon, unmarried, dated 3/11/15 and recorded 3/17/15 in Instrument Number 20150317-0022858, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of December, 2017.

GRANTOR:

Thi Dar

Thi Dar

Cin Thang

Cin Thang

ACKNOWLEDGEMENT

STATE OF TENNESSEE -)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thi Dar and Cin Thang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of December, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $191,000.00.

Affiant

SWORN TO and subscribed before me this 21st day of December, 2017.

Jacqueline G Brown
NOTARY PUBLIC
My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

201712220130487

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019