WARRANTY DEED

Bill Garrett Davidson County
Batch# 46594 DEEDWARR
01/10/2018 11:24:26 AM 2 pgs
Fees: $13.00 Taxes: $669.70

20180110-0003337

O-AR-17-208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/31/20 (AFFIX SEAL)

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pau Sian Mang and Cing Nuam	Same as new owner	
(NAME)	(NAME)	**162-16-0-009.00**
208 Hickory Park Ct. E		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, **VASILIY BIRAK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAU SIAN MANG AND CING NUAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 18, on the Plan of Bell Trace, Section One, of record in Book 5210, Page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with a perpetual driveway easement over the southernmost front corner of Lot No. 17 on said plan, said easement having been retained in deed from Third National Bank in Nashville to Christopher J. Zilson, Stephen D. Linehan and Christy F. Linehan, of record in Book 5773, Page 292, (erroneously shown as Page 282 on prior deed), said Register's Office, and being more particularly described as follows:

Beginning at an iron pin in the margin of Mill Creek Court, being a common corner of Lots 17 and 18, Plan of Bell Tract, Section 1; thence with the margin of Mill Creek Court along a curve with the boundary of said Lot 17 along Mill Creek Court approximately 8.3 feet; thence leaving the boundary of Mill Creek Court in an easterly direction a distance of approximately 26 feet to a point in the common boundary line between said Lots 17 and 18; thence in a westerly direction with said common boundary approximately 28 feet to the point of beginning.

Being the same property conveyed to Vasiliy Birak by Warranty deed from Brian K. Mang and wife, Cynthia D. Mang of record in Instrument No. 20141211-0113393 Register's Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 11, 2014.

NOTE: ALONA BIRAK JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 36, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5323, Page 770 and Book 5324, page 211, Book 5370, page 114, Register's Office for Davidson County, Tennessee;
- Perpetual Driveway Easement of record in Book 5773, Page 292, in the Register's Office for Davidson County, Tennessee;
- Charter of Bell Trace Homeowner's Association of record in Book 6964, Page 601, in the Register's Office

for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Book 6847, Page 520, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208 Hickory Park Ct. E, Antioch, Tennessee 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 GRANTEE(S), their heirs and 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 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/our hand(s) this the 8th DAY OF JANUARY, 2018.

Vasiliy Birak
Vasiliy Birak

Alona Birak
Alona Birak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212