This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1469

Bill Garrett Davidson County
Batch# 68311 DEEDWARR
03/13/2018 11:25:02 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180313-0023602

Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2018

Notary Public
My Commission Expires: 9/7/2021

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Naing Hung and Lily Naing 1209 Brentwood Highlands Drive Nashville, TN 37211	Interlinc Mortgage Services, LLC 10613 West Sam Houston Pkwy. N. Ste 200 Houston, TX 77064	172-4-A-23.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Motorplex, Inc., a Virginia Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Naing Hung and Lily Naing, husband and wife**, hereinafter called the Grantee(s), his/her/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. 68 on the Plan of Phase One, Highlands of Brentwood, of record in Plat Book 9700, page 857, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Motorplex, Inc., a Virginia corporation by Warranty Deed from Janice L. Brooks, unmarried, dated May 15, 2013, recorded May 16, 2013, of record in Instrument No. 20130516-0049235, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1209 Brentwood Highlands Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of March, 2018.

GRANTOR:

Motorplex, Inc., a Virginia Corporation

By: Crystal M. Day
Crystal M. Day, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Crystal M. Day**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Authorized Agent** of **Motorplex. Inc.**, the within named bargainor, **a Virginia Corporation**, and that she as such **Authorized Agent** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of **Motorplex. Inc.**, by the said **Crystal M. Day** as **Authorized Agent**.

WITNESS my hand and seal at office this 9th day of March, 2018.

Jessica Lascelle
Notary Public
My Commission expires: 11-3-20

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY