This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18049

Bill Garrett Davidson County
Batch# 68999 DEEDWARR
03/14/2018 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $832.13
20180314-0024107

Send Tax Bills To:
New Owner

New Owner is:
Kanidanan M. Coulibaly
170 Sheila Drive
Antioch, TN 37013

MAP: 162-02-0
PARCEL: 234.00

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, **Naing Hung and wife, Lily Naing**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kanidanan M. Coulibaly and Lamine Diabate**, husband and wife, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 170 Sheila Drive, Antioch, TN 37013

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. 265, Section 4, Colewood Acres Subdivision, as shown on plat of record in Plat Book 4175, Page 144, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of the property.

BEING the same property conveyed to Naing Hung and Lily Naing by Warranty Deed from Wanda Matos and Sergio Montanez, wife and husband, dated 1/9/15 and recorded 1/16/15 in Instrument Number 20150116-0004624, 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 9th day of March, 2018.

GRANTOR:

Naing Hung

Lily Naing

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Naing Hung and Lily Naing**, 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 the purposes therein contained.

Witness my hand and seal on this the 9th day of March, 2018.

Notary Public

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

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $224,900.00

Affiant

SWORN TO and subscribed before me this 9th day of March, 2004.

NOTARY PUBLIC

My commission expires: 9/10/2018

JILL L. SWICEGOOD
NOTARY PUBLIC OF TENNESSEE
DAVIDSON COUNTY

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.

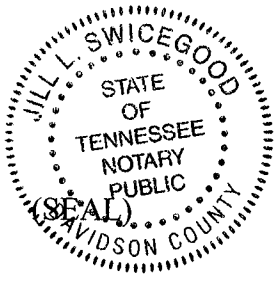
Attorney or Custodian

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

900