RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810425

Bill Garrett Davidson County
Batch# 90376 DEEDWARR
05/09/2018 10:13:23 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180509-0044374

WARRANTY DEED

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2018.

NOTARY PUBLIC

My commission expires: 8-22-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyaw Htay and Lu Pa 2541 Forest View Drive Antioch, TN 37013	Kyaw Htay and Lu Pa 2541 Forest View Drive Antioch, TN 37013	150 09 0 048.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RYAN D. FALGOUT AND WIFE, KELLEY M. FALGOUT**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KYAW HTAY AND LU PA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Forest View Park, Section 1, as of record in Book 3700, Pages 109 and 110 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being that same property conveyed to RyanD. Falgout and wife, Kelley M. Falgout by deed from Kelley M. Falgout, dated November 12, 2004 and recorded on November 17, 2004 at Instrument No. 20041117-0137925, Register's Office for Davidson County, Tennessee. Previously being that same property conveyed to Kelley M. Falgout, a married woman by deed from Edith Brown, an unmarried woman, dated October 1, 1999 and recorded in Book 11694, Page 861, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of May, 2018.

RYAN D. FALGOUT

KELLEY M. FALGOUT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ryan D. Falgout and wife, Kelley M. Falgout, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of May, 2018.



Notary Public

Tahira Pyszka
Printed Notary Name

My commission expires: 8-22-21