Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $252,500.00.

Bill Garrett Davidson County
Batch# 109162 DEEDWARR
06/26/2018 12:25:34 PM 2 pgs
Fees: $13.00 Taxes: $934.25

20180626-0061426

Affiant

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

Subscribed and sworn to before me, this 22nd day of June, 2018.

Notary Public
My commission expires: 3/31/20

04-1804-56810

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lian Tuan Thang 6301 Wildgrove Drive Antioch TN 37013	Lian Tuan Thang 6301 Wildgrove Drive Antioch, TN 37013	176-05-0-A-101.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bassem M. Manan and wife, Hanaa A. Manan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lian Tuan Thang and Cing Deih, husband and wife**, hereinafter called the Grantees, their successors 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. 270, on the Plan of Hickory Woods Estates, Section "C", of record in Book 6900, Pages 885, 886, and 887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bassem Manan and wife, Hanaa Nasr by deed from Ovell H. Tatum and wife, Brenda Ann Tatum, dated July 22, 2005, recorded July 26, 2005, of record in Instrument No. 20050726-0087176, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard A. Northcutt, Trustee by Quitclaim Deed from Bassem M. Manan and wife, Hanaa A. Manan f/k/a Hanaa Nasr, and further conveyed to Bassem M. Manan and wife, Hanaa A. Manan by Quitclaim Deed from Richard A. Northcutt, Trustee, dated September 7, 2011, recorded September 13, 2011, of record in Instrument No. 20110913-0070924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6301 Wildgrove Drive, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 22nd day of June, 2018.

Bassem M. Manan

Hanaa A. Manan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bassem M. Manan and Hanaa A. Manan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 22nd day of June, 2018.

Notary Public

My Commission expires: 3/31/20

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