NEW OWNER:

ZAY YAR NAING
4900 ELLEN WAY
ANTIOCH, TN 37013

SEND TAX BILLS TO:
Cardinal Financial Company, LP
3701 Arco Corporate Drive, Ste 200
Charlotte, NC 28273

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1349

Map & Parcel 163020A02900CO

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 140961 DEEDWARR
09/14/2018 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20180914-0091599

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES L. BENNETT and wife, REBECCA ANN BENNETT** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ZAY YAR NAING and KIM SWE, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 190 on the Plan of Hickory Highlands Place, Section 3, Phase 1A, as shown on the plat of the same of record in Instrument No. 20031014-0151914, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES L. BENNETT and REBECCA ANN BENNETT, husband and wife by Quitclaim Deed from James L. Bennett, dated October 1, 2015, and of record in Instrument No. 20151002-0100533, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Deeds, of record in Instrument No. 20150316-0022712 and Instrument No. 20111222-0100002, both in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **4900 ELLEN WAY, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20031014-0151914, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 14th day of September, 2018.

JAMES L. BENNETT

REBECCA ANN BENNETT

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES L. BENNETT and wife, REBECCA ANN BENNETT**, 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 official seal at office this 14th day of September, 2018.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$215,000.00** .

Dana Park
AFFIANT

Sworn to and subscribed to before me this 14th day of September, 2018.

NOTARY PUBLIC

My commission expires: 8/10/2020

CHERYL ANGELA FIGLIO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 08-10-2020

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/10/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-10-2019