Karen Johnson Davidson County
Batch# 201267 DEEDWARR
03/04/2019 09:08:27 AM 2 pgs
Fees: $13.00 Taxes: $725.20
20190304-0019214

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Thang Sian Mang	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Drive, Ste. 200 Charlotte, NC 28273	**162-03-0-260.00**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amir Karwandyar, unmarried,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Thang Sian Mang, A Single Man,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Haywood Hills, Section Three of record in Plat Book 4460, page 164 and 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amir Karwandyar by Warranty Deed from Antoinette M. Mayes and Carla R. Stephenson, dated 6/25/2014 and recorded 6/26/2014, of record in Instrument No. 20140626-0055927, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which June affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND **Amir Karwandyar, unmarried,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Amir Karwandyar, unmarried,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their

heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 4153 Apache Trl., Antioch, TN 37013

Executed on this 28th day of February, 2019.

AMIR KARWANDYAR
Amir Karwandyar

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, Amir Karwandyar, unmarried, 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 this 28th day of February, 2019.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$190,000.00~~ $196,000.00

Dana Park
Affiant

Sworn to and subscribed to me, the undersigned, 28th day of February, 2019.

Notary Public

My Commission Expires:_____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020