WARRANTY DEED

Karen Johnson Davidson County
Batch# 223516 DEEDWARR
04/29/2019 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20190429-0039434

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 24 day of April, 2019.

Notary Public

My commission expires: 12/22/22
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY
East Main Title, LLC, 117 East Main St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raul Rodriguez Prieto Cesar Miranda Santos 305 Willard Drive Nashville, TN 37211	First Community Mtg. 262 Robert Rose DR. #200 Murfreesboro, TN 37129	148-05-0-149.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cin Deih Sang F/K/A Sian Khan Muan and Cing Lun Nuam, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raul Rodriguez Prieto, a married man and Cesar Miranda Santos, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 64 on the Plan of Section One, Haywood Acres of record in Plat Book 2900, Page 17, 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 Sian Khan Muan by Warranty deed from Donald L. Johnson and wife, Lee Ann B. Johnson of record in Instrument No. 20150727-0073489 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 27, 2015. (Value of consideration shown in aforementioned deed $130,000.00.) Being also known as 305 Willard Drive Nashville, Tennessee 37211.

This conveyance is subject to the following: 1) Property taxes for the year 2019, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 30 utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2019.

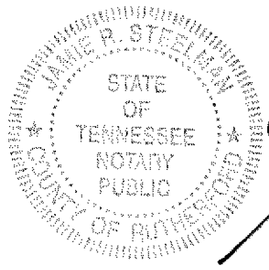
Cin Deih Sang F/K/A Sian Khan Muan

Cing Lun Nuam

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cin Deih Sang F/K/A Sian Khan Muan and Cing Lun Nuam, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of April, 2019.



Notary Public
My Commission expires: 12/22/22

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

