WARRANTY DEED

File No. 2019-40

Karen Johnson Davidson County
Batch# 236000 DEEDWARR
05/29/2019 02:05:30 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20190529-0050751

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saw Htoo	Lincoln Home Loans, LLC	149 2 84.00
905 Split Oak Drive	40 Burton Hills Boulevard, Suite 200	Account No. 14902008400
Antioch, TN. 37013	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **WILLIAM EVERETT, A SINGLE MAN** has this day bargained and sold and does hereby transfer and convey unto, **SAW S. HTOO AND MA L. SAW, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot Number 65, on the plan of Oakwood Subdivision, Phase II, Section 1, of record in Plat Book 7900, page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Everett, a single man by Warranty Deed from Anthony Gaunichaux and Amanda Lee Gaunichaux, as husband and wife, as tenants by the entirety of record in Instrument No. 20170627-0064298, Register's Office for Davidson County, Tennessee, dated May 23, 2017 and recorded on June 27, 2017.

Subject to all matters of record in Plat Book 7900, page 126; charter for Homeowners Association in Book 7954, page 508; Declaration of Covenants and Restrictions of record in Book 7981, page 479, Book 8038, page 838, Book 10650, page 785, correction in Book 8313, page 17, Book 9237, page 1, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property know as: 905 Split Oak Drive, Antioch, Tennessee 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 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. 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 our hands this 25th day of May 2019.

William Everett

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~RUTHERFORD~~ Maricopa

Before me, the undersigned Notary Public, personally appeared, **William Everett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of May, **2019**.

My Commission Expires: 05/29/2021

Notary Public

Juana M Medina
Notary Public
Maricopa County, Arizona
My Comm. Expires 05-29-2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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, Christie Perry 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.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

201905290050751