Karen Johnson Davidson County
Batch# 243602 DEEDWARR
06/14/2019 04:13:59 PM 2 pgs
Fees: $13.00 Taxes: $566.10
20190614-0057613

This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Kap Deih Tung
Cing Khan Niang
4832 Barclay Square Dr.
Antioch, TN 37013

SEND TAX BILL TO:
U.S. Bank Home Mtg.
7601 Penn Ave. S. #AZ
Richfield, MN 55423

MORTGAGEE:

MAP/PARCEL: **149-09/0/149.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CASEY M. BROWN, an unmarried woman,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **KAP DEIH TUNG and CING KHAN NIANG, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 92, Section 3, BARCLAY SQUARE, according to plat and survey of same appearing of record in Plat Book 4675, page 154, Register's Office of * County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Casey M. Brown, an unmarried woman, by Warranty Deed dated November 30, 2007, of record in Instrument No. 20071204-0140173, Register's Office of Davidson County, Tennessee.

The captioned property is subject to matters on plat of record in Plat Book 4675, page 154, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 4832 Barclay Square Dr., 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, GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 24th day of May, 2019

Casey M. Brown

CASEY M. BROWN

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Casey M. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 24th day of May, 2019

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 8/22/22

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$153,000.00.**

Teri Smithson

AFFIANT

Subscribed and sworn to before me on this 24th day of May, 2019

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 8/22/22