WARRANTY DEED

Karen Johnson Davidson County
Batch# 251423 DEEDWARR
07/02/2019 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20190702-0064342

A-ARG-19-6473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Curtis Edward Presley, IV	**New Owner**	
(NAME)	(NAME)	
6473 Thunderbird Drive		**102-4-123.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN COLYN AND SAMANTHA COLYN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CURTIS EDWARD PRESLEY, IV, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, 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 No. 1099 on the plan of Charlotte Park, Section 19, of record in Plat Book 3600, Page 83, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven Colyn and Samantha Colyn by Warranty Deed from Aung Myo Oo and Myat Zan, recorded March 19, 2019 in Instrument No. 20190319-0024781, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aung Myo Oo and Myat Myat Zan by Warranty Deed from Elliott M. Mellichamp, Jr., recorded January 3, 2007 in Instrument No. 20070103-0001189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 3821, Page 339.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6473 Thunderbird Drive, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24 DAY OF JUNE, 2019.

Steven Colyn by Kellen ; attorney-in-fact
Steven Colyn by Kellen Nascimento as Attorney-in-Fact

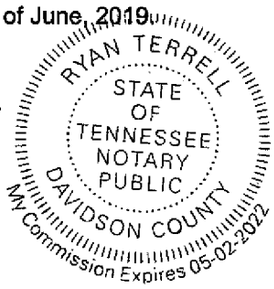
Samantha Colyn by Kellen , attorney-in-fact
Samantha Colyn by Kellen Nascimento as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEN NASCIMENTO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN COLYN AND SAMANTHA COLYN, and who acknowledged he/she/they executed the same as the free act and deed of the said STEVEN COLYN AND SAMANTHA COLYN.

Witness my hand and official seal, this the 24th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Danielle Chandler, 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY