RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912108

WARRANTY DEED

Karen Johnson Davidson County
Batch# 262950 DEEDWARR
07/26/2019 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20190726-0073945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2019.

NOTARY PUBLIC

My commission expires: 06/26/2023

STATE OF TENNESSEE NOTARY PUBLIC HAILEY ROBERTS WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Andreotta and Allison Barnett 801 Ottoe Court Brentwood, TN 37027	Same address as new owner	181-03-0-A-337.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Seven Thousand and 00/100 Dollars ($347,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **VILAS SAE AUNG AND PITCHAYANIN SAE AUNG, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW ANDREOTTA AND ALLISON BARNETT,** both unmarried, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Revision One, Phase Two, Addition to Indian Creek, RS-10 Subdivision-Cluster Lot option of record in Plat at Instrument No. 20070720-0086788, 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 Vilas Sae Aung and Pitchayanin Sae Aung, husband and wife, by Warranty Deed from Nicholas John Schubert and Kathryn Shelby Schubert, husband and wife, dated 4/11/2016, recorded 4/12/2016, of record in Instrument No. 20160412-0035085, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 801 Ottoe Court, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of July, 2019.

Vilas Saeaung by Valuxsa Scott - Attorney-In Fact

VILAS SAE AUNG BY VALUXSA SCOTT, ATTORNEY-IN-FACT

Pitchayanin Saeaung by Valuxsa Scott - Attorney-In-Fact

PITCHAYANIN SAE AUNG BY VALUXSA SCOTT, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Valuxsa Scott, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Vilas Sae Aung and Pitchayanin Sae Aung and acknowledged that she executed the same as the free act and deed of the said Vilas Sae Aung and Pitchayanin Sae Aung by Pwer of Attorney executed on May 22, 2017.

WITNESS my hand and seal, this the 19th day of July, 2019.

HAILEY ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Hailey Roberts

Notary Public
My commission expires: 06/26/2019

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY