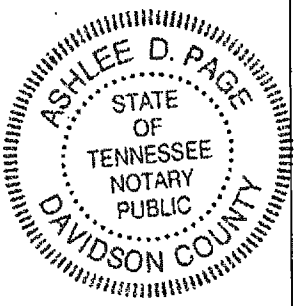
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hector M. Rico Linares and Grindiz Maylen Gomez De Rico	New owner at	162 06 0 135.00
(NAME)	(NAME)	
216 Joann Ct.	property address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thang Lam Mung, now know as, Louis Kham Lian Dal by court order on 05/14/2015 and Go Ngaih Mang,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hector Manuel Rico Linares and Grindiz Maylen Gomez De Rico, husband and wife,** 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. 78 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, pages 52 and 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thang L. Mung and wife Go Mang by Warranty Deed from Edrees S. Salih and wife, Shiren Z. Tahir dated March 29, 2013 and recorded April 2, 2013 as Instrument No. 20130402-0032383, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 216 Joann Ct., Nashville, TN 37211

File Number: MFR-1907118SSO

Karen Johnson Davidson County
Batch# 270335 DEEDWARR
08/13/2019 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $839.90
20190813-0080453

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 9 day of August, 2019

Louis Kham Lian Dal

Go Ngaih Mang

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Louis Kham Lian Dal and Go Ngaih Mang, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 of August, 2019.

Notary Public

My Commission Expires: 1 - 4 - 21

(SEAL)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: MFR-1907118SSO

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019