WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00.

Affiant

Subscribed and sworn to me on 08/21/19.

NOTARY PUBLIC
My Commission Expires:

Karen Johnson Davidson County
Batch# 276344 DEEDWARR
08/26/2019 10:58:30 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20190826-0085490

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tun Sian Muang 1201 Orchard Mountain Court Antioch, Tennessee 37013	Quicken Loans, Inc. 1050 Woodward Ave. Detroit, MI 48226-1906	135 14 0A 047.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edwar F. Hakeem and Nagwa K. Hakeem, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Tun Sian Muang, a married man and Dal Sian Pau, a married man, as tenants in common with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of FINAL PLAT - PHASE TWO, PINNACLE POINT SUBDIVISION of record in Book 6900, Page 140 and 141, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Nagwa K. Hakeem and spouse, Edwar F. Hakeem, by Warranty Deed from Savath Vongprachanh and spouse, Simma Vongprachanh, of record in Instrument No. 20060905-0109600, Register's Office for Davidson County, Tennessee, dated August 31, 2006, and recorded on September 05, 2006.

This is improved property known as 1201 Orchard Mountain Court, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 08/20/19.

Edwar by Fadi, Attorney in fact

Edwar F. Hakeem by Fadi Edwar Hakeem, attorney-in-fact

Nagwa by Fadi, Attorney in fact

Nagwa K. Hakeem by Fadi Edwar Hakeem, attorney-in-fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County the aforesaid, **Fadi Edwar Hakeem**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact** of **Edwar F. Hakeem** (herein called the "**Maker**"), or a constituent of the **Maker** or by its constituent, the constituent being authorized by the **Maker** to execute this instrument as the free act and deed of the **Maker** on this 20th day of August, 2019.

My Commission Expires: 1/29/23

Notary Public

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County the aforesaid, **Fadi Edwar Hakeem**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-Fact** of **Nagwa K. Hakeem** (herein called the "**Maker**"), or a constituent of the **Maker** or by its constituent, the constituent being authorized by the **Maker** to execute this instrument as the free act and deed of the **Maker** on this 20th day of August, 2019.

My Commission Expires: 1/29/23

Notary Public

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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.

Penny Y. Ray

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)