(1)

WARRANTY DEED

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2019.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 322467 DEEDWARR
12/02/2019 09:43:11 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30
20191202-0123297

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fakhir Taabur and Mamand Taabur 4200 Barnes Cove Drive Antioch, TN 37013	EverettеFinancial dba Supreme Lending 14801 Quorum Drive, Ste 300 Dallas, TX 75254	173-09-0B-052.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Trang Nguyen and Diep Luc, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Fakhir Taabur, a married man and Mamand Taabur, a married man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 149, on the plan of SECTION TWO BARNES COVE, as shown on plat of record in Instrument No. 200406040065966, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Trang Nguyen and Diep Luc, as tenants in common with right of survivorship by Warranty Deed from Victor Torres and Linda Torres, husband and wife, dated 02/25/2015 and recorded 03/11/2015, of record in Instrument 201503110020943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4200 Barnes Cove Drive, Antioch, TN 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 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 my/our hand(s) this the 27th day of November, 2019.

Trang Nguyen

Diep Luc

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Trang Nguyen and Diep Luc with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of November, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

