WARRANTY DEED

FILE BOX 19B
05-06-023-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of August, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/17/05 12:18 2 pgs
Fees:13.00 Taxes:1665.00

20050817-0097635

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BENJAMIN B. LEE AND HURN MIN KIM	" NEW OWNER "	183
(NAME) 5110 John Hager Road	(NAME)	170.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **STACY J. CARTER, JEFFREY P. JOHNSON, AND LORI J. KELLEY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN B. LEE AND HURN MIN KIM, AS TENANTS IN COMMON**, hereinafter called the Grantee(s), 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. 1, on the Plan of Commercial Site #2, October Woods, Commercial (CS) Subdivision, of record in Instrument No. 20050802-0090344, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to STACY J. CARTER, JEFFREY P. JOHNSON, AND LORI J. KELLEY, by Deed from OCTOBER WOODS, L.P., June 8, 1998 of record in Book 10972, Page 171, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year have been PRORATED AND WILL BE PAID by the Grantor(s) herein.

SUBJECT property is not now nor ever has been the principal place of residence of Grantor(s) herein.

BEING unimproved ☒
Improved ☐ property known as: Old Hickory Blvd., Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 15th day of August, 2005.

STACY J. CARTER

JEFFREY P. JOHNSON

LORI J. KELLEY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STACY J. CARTER, JEFFREY P. JOHNSON, AND LORI J. KELLEY**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August, 2005.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.