Return to: First Title and Escrow Company,Inc.
File Number 25538 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 13:39 2 pgs
Fees:13.00 Taxes:4199.50
20060711-0083230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Seo	NEW OWNER	Map 130-8
(NAME)	(NAME)	Parcel 126
3703 Trimble Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES CHRISTAIN AND MARY BETH CHRISTAIN, BOTH UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH SEO, UNMARRIED,** 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 the easterly 80 feet of Lot No. 11 and the westerly 50 feet of the northerly 315 feet of Lot No. 10 on the Map of the unrecorded portion of Westhaven, described according to a survey by John Kohl & Company, P. C., dated March 26, 1986, as follows:

Beginning at a point in the southerly margin of Trimble Road at the northwesterly corner of the property conveyed to Joseph A. McGrorty, of record in Book 3399, page 3, said Register's Office; thence leaving said southerly margin with McGrorty's easterly line, southwardly 330 feet, more or less, to a point; thence eastwardly 80 feet to a point; thence northwardly 15 feet to a point; thence eastwardly 50 feet to a point; thence northwardly 315 feet (309.5 feet field measure) to the southerly margin of Trimble Road; thence with said margin westwardly 130 feet to the point of beginning.

Being the same property conveyed to James Christain and spouse, Mary Beth Christain by deed from Kendall Aaron Dyer and spouse, Sue Ellen McClure Dyer of record in Instrument #20001002-0097481, said Register's Office. The parties having divorced.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s); and (b) easement of record in Book 4306, page 290, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3703 Trimble Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of June, 2006.

James Christain By Mary Beth Christain,
Attorney in Fact

Mary Beth Christain

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 Mary Beth Christain, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2006.

Commission expires: Exp. 11/24/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2006, before me personally appeared Mary Beth Christain, to me known to be the person who executed the foregoing instrument on behalf of James Christain and acknowledged that she executed the same as the free act and deed of James Christain.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2006.

Commission expires:

Notary Public