WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/06 15:43 2 pgs
Fees:13.00 Taxes:1073.00

20061212-0153469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN MY COMMISSION EXPIRES 05/30/2007

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kum H. Lee	Sung Hong	180-7.01
(NAME)	(NAME)	
6560 Holt Road	6560 Holt Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Saeid Lotfi and wife, Marjan Lotfi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kum H. Lee, a single woman and Sung Hong, a single man, 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:

A tract of land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, on Holt Road described as follows:

Beginning at a point at the southwest corner of grantor's (Phillips) property and the southeast corner of the Tucker property in the north margin of Holt Road, thence North 1 deg. 30' East 73 feet toa point; thence North 15 deg. 00' West 40 feet to a point; thence North 3 deg. 15' East 499 feet to an iron pin; thence South 86 deg. 15' East, 208.6 feet to an iron pin; thence South 1 deg. 45' West 613 feet to a point in the North margin of holt Road; thence North 85 deg. 30' West with the north margin of Holt Road 209 feet to the point of beginning, more or less.

Being the same property conveyed to Saeid Lotfi and wife, Marjan Lotfi, by Warranty Deed dated April 25, 2001 from Shirley Krutsinger, unmarried of record in Instrument No. 20010430-0043175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 6560 Holt Road, Nashville, TN 37211

(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 7th day of December, 2006.

Saeid Lotfi

Marjan Lotfi

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 Saeid Lotfi and Marjan Lotfi, 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 Nashville, Tennessee this 7th day of December, 2006.

Commission expires:



Notary Public