WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/07 13:17 2 pgs
Fees:13.00 Taxes:2201.50
20070924-0113733

FILE BOX 19B
07-05-031

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24TH day of September, 2007

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
GYIM YANG (NAME)	New Owner (NAME)	102-8
3613 Bowlingate Lane (ADDRESS)	(ADDRESS)	119.00
Nashville, TN 37215 (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, **EDWARD RAY BOWLES and J. GREGORY HALE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GYIM YANG, married**, hereinafter called the Grantee(s), their and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of the R. Wayne Oldham Property, a subdivision plat of which is recorded in Book 4955, Page 93, Register's Office for Davidson County, Tennessee, and being further described according to survey by Southern Consultants, Inc., dated June 14, 1977, as follows:

Beginning at the iron pin on the northeast margin of Hillwood Boulevard, 120.2 feet south of the end of a 40 foot radius return with the south right-of-way of Charlotte Pike; thence leaving said Hillwood Boulevard North 41 deg. 31' 13" east a distance of 219.25 feet to a point in the south margin of an unimproved 20 foot alley; thence with the south margin of said alley South 48 deg. 32' east a distance of 59.00 feet to an iron pin; thence North 70 deg. 18' east a distance of 2.27 feet to an iron pin; thence with the south margin of said 20 foot unimproved alley South 33 deg. 07" east a distance of 72.51 feet to an iron pin; thence leaving said alley South 41 deg. 31' 13" west a distance of 226.73 feet to an iron pin in the northeast margin of Hillwood Boulevard; thence with said north margin of Hillwood Boulevard on a curve with a radius of 490.00 feet a distance of 132.46 feet to a point of beginning; containing 0.68 acres (29, 620 square feet) according to said survey.

BEING all of the same property conveyed to Edward Ray Bowles and J. Gregory Hale by Special Warranty Deed from Hurd Investment Properties, Inc, a Tennessee Corporation of record in Book 8504, Page 45, dated December 9, 1991, 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 which have been prorated and assumed by the Grantee(s) herein.

PROPERTY IS COMMERCIAL AND NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS

BEING unimproved ☐
Improved ☒ property known as: 854 Hillwood Blvd, Nashville, TN, 37209.

(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 GRANTEE(S), their successors and assigns, forever; and we do covenant with the said GRANTEE(S) 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, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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, its hands, this 24 day of September, 2007

Edward Ray Bowles
Edward Ray Bowles

J. Gregory Hale
J. Gregory Hale

STATE OF Tennessee)
COUNTY OF Davidson)

Witness my hand and official seal at Brentwood, Tennessee, this 24 day of September, 2007.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edward Ray Bowles**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 **J. Gregory Hale** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24 day of September, 2007.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the 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.

Karen Russell
Karen Russell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Karen Russell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON