WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/14/08 07:59 2 pgs
Fees:13.00 Taxes:170.20
20080414-0037118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF APRIL, 2008**.

Notary Public

MY COMMISSION EXPIRES: **November 7, 2011**.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seung U. Lee	Same	**121-27**
(NAME)	(NAME)	
3921 Apache Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Eric Sox, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seung U. Lee and Vinod Shah, joint tenants in common with right of survivorship,** 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 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Abraham Waggoner, deceased, land as of record in Minute Book "I", Page 303, County Court of Davidson County, Tennessee, and described according to an unrecorded survey made by Raymond E. Binkley dated July 26, 1980, as follows:

BEGINNING at a point in the northerly margin of Pleasant Hill road, said point being the southeast corner of the property conveyd to Robert T. McNaron, et ux by deed of record in Book 5640, Page 476, Register's Office for Davidson County, Tennessee; thence North 11 deg. 21' West 536.2 feet to a point; thence South 85 deg. 34' East 297.2 feet to an iron pin in the westerly margin of Pleasant Hill Road; thence in a southerly direction along westerly margin of Pleasant Hill Road along a curve having a radius of 378.4 feet and a distance of 226.1 feet along Pleasant Hill Road to a point; thence South 13 deg. 30' East 110.3 feet to a poin, the beginning of a curve having a radius of 781.1 feet a distanc eof 108.8 feet to a point; thence South 21 deg. 29' East 157.1 feet to a point, the beginning of a curve leading into Pulley Road having a radius of 21.4 feet, a distance of 53.4 feet to a point in the northerly margin of Pulley Road; thence North 56 deg. 58' West 55.53 feet to a point;. thence to a point the beginning of a curve, having a radius of 302.5 feet, a distance of 167.9 feet along the northerly margin of Pulley road to the point of beginning.

BEING the same property conveyed to Eric Sox by Deed from Nationwide Trustee Services, Inc. as Substitute Trustee of record in Instrument No. 20080314-0025889, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as **1385 Pleasant Hill Road, Nashville, TN 37214**
(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 my hand this **10th day of April, 2008**.

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Eric Sox** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **10th day of April, 2008**.

Commission expires: **November 7, 2011**

Sheila L. Tatum Notary Public

SHEILA L. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011