WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090022157 DEEDWARR
Recvd: 04/03/09 09:55 2 pgs
Fees:13.00 Taxes:1850.00
20090403-0030200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Young B. Lee and Kyung M. Pang and Yoon Je Lee	SAME	Map 075-13
(NAME)	(NAME)	
4000 Lebanon Pike		
(ADDRESS)	(ADDRESS)	Parcel 0213.00
Hermitage, TN 37076		
(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, Lineberry Properties, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Young B. Lee, married and Kyung M. Pang, married and Yoon Je Lee, married, 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, described according to a survey made by William C. Love, Engineer, May 13, 1961 as follows:

Beginning at an iron stake in the Northeast right of way line of a proposed extension to Bonnaspring Drive, said beginning point being 78.5 feet southeast from a concrete monument at the present northeast end of Bonnaspring Drive and at the present southeast end of Bonnaspring Drive, as shown on plat of Hermitage Hills Subdivision, Section One, of record in Book 2900, Page 49, Register's Office for said County; thence North 31 deg. 30 min. East 141.7 feet to an iron stake; thence South 69 deg. 57 min. East 117.0 feet to an iron stake in the West right of way line of Lebanon Road; thence along the west right of way line of said Road, along a curve to the right of varying radius, parallel to and 35.0 feet from the center line of Lebanon Road, the chord bearing and distance being, respectively, South 18 deg. 23 min. West 125.0 feet to an iron stake; thence along a curve to the right, with radius of 25.0 feet through a central angle of 90 deg. 06 min. 39.31 feet to an iron stake in the northeast right of way line of said proposed extension to Bonnaspring Drive; thence North 69 deg. 54 min. West 14.4 feet, along said right of way line, to an iron stake; thence 109.97 feet along said right of way line, along a curve to the right, with radius 553.45 feet, through a central angle of 11 deg. 24 min. to the point of beginning, and containing 0.878 acres, more or less.

Being the same property conveyed to Lineberry Properties, Inc., and Odell Binkley, Jr., as equal tenants in common by Quitclaim Deed from Jeff Smith, Trustee filed of record in Book 10455, Page 660, and from Jeff Smith and Odell Binkley, Jr. to Lineberry Properties, Inc. by Quitclaim Deed filed of record in Book 11729, Page 200, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4000 Lebanon Pike, Hermitage, TN 37076
(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 31st day of March, 2009.

Lineberry Properties, Inc.

By: _____
Mark Lineberry, Vice-President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Mark Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice-President (or other officer authorized to executed the instrument) of Lineberry Properties, Inc. the within named bargainor, a corporation, and that such Vice-President or officer as such Lineberry Properties, Inc. executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice-President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of March, 2009.

Commission expires: May 3, 2010

_____
Delaina D. Thompson Notary Public

