BILL GARRETT, Davidson County
Trans:T20110054911 DEEDWARR
Recvd: 09/06/11 10:48 2 pgs
Fees:13.00 Taxes:333.00
20110906-0068748

This instrument prepared by: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of August, 2011, by and between Ki Sik Park, married, party of the first part, and One Be and Aye The , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING LOT NO. 192, ON THE PLAN OF HAYWOOD HILLS, SECTION 2, OF RECORD IN BOOK 4660, PAGE 11, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
SAID LOT 192 FRONTS 75.0 FEET ON THE SOUTHWESTERLY MARGIN OF APACHE TRAIL AND EXTENDS BACK 127.17 FEET ON THE NORTHWESTERLY LINE AND 120.0 FEET ON THE SOUTHEASTERLY LINE ON THE REAR ON WHICH IT MEASURES 75.34 FEET.

Being all or part of the same property conveyed to Kisik Park, by virtue of that certain Cash Deed dated March 31, 2011, at Instrument No. 201104050026086 and Affidavit of record at Instrument No. 20110610-0044533 in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has been used for investment purposes only and never as their primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ki Sik Park

Ki Sik Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ki Sik Park, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: One Be and Aye The

4133 Apache Trail
Antioch, TN 3713

Tax Parcel No 162 03 0 255.00

Property Address: 4133 Apache Trail
Antioch, TN 37013

MAIL TAX BILLS TO: Primelending

18111 Preston Rd
Dallas, TX 75252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $90,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of August, 2011.

Notary Public

My Commission Expires:

