BILL GARRETT, Davidson County
Trans:T20120020841 DEEDWARR
Recvd: 03/22/12 13:36 4 pgs
Fees:23.00 Taxes:1139.60
20120322-0024442

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Ashley Dean
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2012.

B Hodge
NOTARY PUBLIC

My Commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Byong Hyon Son & Myong Hee Son 1415 Calvin Avenue Nashville, TN 37206	New Owner	083-05-0-414

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Amanda Linton and Joseph Linton, husband and wife,
and Ken Oliver and Donna J. Oliver, husband and wife

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Byong Hyon Son and wife, Myong Hee Son

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17, Map of Webb and Johnson Subdivision as shown on Plat of record in Plat Book 57, page 131, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to AMANDA LINTON AND JOSEPH LINTON, HUSBAND AND WIFE, AND KEN OLIVER AND DONNA J. OLIVER, HUSBAND AND WIFE, by deed from CARRIE WILTSHIRE AND RYAN MCCUTCHEON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record as Instrument No. 20091123-0107657, dated September 23, 2009, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1415 Calvin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 8 day of March, 2012.

"GRANTORS"

Amanda Linton

Joseph Linton

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF Washington)
COUNTY OF King)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Amanda Linton and Joseph Linton, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of March, 2012.

My commission expires: 3·18·2015
{Seal}

Notary Public

Notary Public
State of Washington
DAVID J WILLIAMS
My Appointment Expires Mar 18, 2015

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 8th day of March, 2012.

"GRANTORS"

Ken Oliver

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF Florida)
COUNTY OF Dade)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ken Oliver, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2012.

My commission expires: _____
{Seal}

Notary Public

MARIA A. FREYRE
Notary Public - State of Florida
My Comm. Expires Nov 16, 2014
Commission # EE 41047

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 8 day of MARCH, 2012.

"GRANTORS"

Donna J. Oliver

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Donna J. Oliver, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of MARCH, 2012.

My commission expires: 11/7/2012
{Seal}

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 7, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS