WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130056698 DEEDWARR
Recvd: 07/03/13 10:57 2 pgs
Fees: 13.00 Taxes: 1013.80
20130703-0068831

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Jones	PrimeLending	91-15-58.00
(NAME)	(NAME)	
5307 Elkins Avenue	18111 Preston Road, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, TX 75252	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jay Kang and wife, Jennifer Ditty Kang, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sarah Jones, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being part of Block No. 13 on the Map of Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition to Nashville, of Record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Elkins, formerly Second Avenue at a point 200 feet East of the easterly margin of Richland Avenue; thence, with said Avenue eastwardly 75 feet; thence, southwardly 180 feet to a proposed alley; thence, with said alley westwardly and parallel to Elkins avenue, 75 feet to a point 171.3 feet East of the easterly margin of Richland Avenue; thence, 180 feet to the beginning.

Being the same property conveyed to Jennifer Ditty and Jay Kang, as joint tenants with rights of survivorship, by Warranty Deed from Annise E. Blackwell, married and Hazel A. Joyce, unmarried as joint tenants with right of survivorship, recorded on the 2nd day of February, 2006, of record in Instrument No. 20060202-0013048, Register's Office for Williamson County, Tennessee. The said Jennifer Ditty and Jay Kang having since married. The said Jennifer Ditty is now known as Jennifer Ditty Kang.

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.

This instrument is being executed in behalf of Jay Kang and Jennifer Ditty Kang pursuant to a Power of Attorney executed by same on the 27th day of June, 2013, and being filed for record simultaneously herewith, of record in Instrument No.: 20130703-0068830, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5307 Elkins Avenue, Nashville, TN 37209
(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 our hands this 28th day of June, 2013.

Jay Kang
By: _____
Steve Dukes, His Attorney-in-fact

Jennifer Ditty Kang
By: _____
Steve Dukes, Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Steve Dukes, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Jay Kang and Jennifer Ditty Kang, acting as that person's agent and attorney in fact, and the said Steve Dukes acknowledged that he executed the foregoing instrument as agent and attorney in fact for Jay Kang and Jennifer Ditty Kang for the purposes therein contained.

WITNESS my hand and seal, this 28th day of June, 2013.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY