BILL GARRETT, Davidson County
Trans:T20130067198 DEEDWARR
Recvd: 08/06/13 09:19 3 pgs
Fees:18.00 Taxes:370.00
20130806-0081987

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: Title No: 52794

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Evan Klisares 932 West Ave. Nashville, TN 37206	Tristar Bank 719 E. College St. Dickson, TN 37055

TAX MAP-PARCEL NUMBERS: 07213026500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$100,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mi Yeon Yoon, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evan Klisares**, unmarried, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 56, Block B on the Map of the Revised Subdivision of a part of the L.M: Ezell 12.11 acre Tract of the Talbot Land of record in Book 1130, page 5, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Mi Yeon Yoon, married, by Warranty Deed from Yongtae Chun (Chris Y. Chunn), an unmarried male, dated June 3, 2009 and recorded on June 9, 2009, of record in Doc. No. 20090609-0053194, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 5, said Register's Office, which Plan shows an easement for public utility and sewer purposes along the rear line.

Yong Jin Jeon, spouse of Mi Yeon Yoon, joins in execution of this instrument in order to convey his marital interest in the property.

This instrument is executed on behalf of Mi Yeon Yoon and Yong Jin Jeon by Chris Chun pursuant to a Power of Attorney executed by her/him/them on the _____ day of _____, 2013, of record in Instrument No. 20130806-0081986 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 932 West Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ~~31~~ 2nd day of ~~July~~ August, 2013 .

Mi Yeon Yoon by Atty in Fact — Yong Jin Jeon by Atty in Fact

Mi Yeon Yoon By: Chris Chun, Atty-in-Fact — **Yong Jin Jeon By: Chris Chun, Atty-in-Fact**

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $100,000.00

Affiant

Sworn and subscribed before me this 31st day of July, 2013

Notary Public

My Commission Expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Chris Chun** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mi Yeon Yoon** and **Yong Jin Jeon**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this ~~31st~~ 2nd day of ~~July~~ August, 2013

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Mi Yeon Yoon

TO: Evan H. Klisares and Michalle Kilsares, husband and wife,

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Chris Chun, Affiant

Sworn to and subscribed before me this
~~31st~~ 2nd day of ~~July~~ August, 2013

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires:_____