BILL GARRETT, Davidson County
Trans:T20140004582 DEEDWARR
Recvd: 01/21/14 15:10 2 pgs
Fees:13.00 Taxes:550.93
20140121-0005701

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN143928

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2014.

NOTARY PUBLIC

My commission expires: 12-06-16

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Stephen Andrews and Rachel Andrews 2479 Goose Creek Bypass Franklin, TN 37064	SAME	147010237.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Eight Thousand Nine Hundred and 00/100 Dollars ($148,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **YONG SUN DAVIS, MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **STEPHEN C. ANDREWS AND WIFE RACHEL S. ANDREWS**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 253 on the Plan of Section II, Caldwell Hall, of record in Book 2900, page 96, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 253 fronts 80.0 feet on the south side of Harding Place and extends back 161.8 feet on the west line and 159.7 feet on the east line to a dead line on which it measures 80.05 feet.

Being the same property conveyed to Yong Sun Davis, married, by Warranty Deed from Angelia Van Vranken, unmarried, dated 6/21/2010, recorded 6/22/2010, of record in Instrument No. 20100622-0048531, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 621 Harding Place, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY/OUR HANDS, this the 17 day of January, 2014.

Yong Sun Davis

YONG SUN DAVIS

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Yong Sun Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17 day of January, 2014.

Leslie Garside

Notary Public

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY