BILL GARRETT, Davidson County
Trans:T20140011183 DEEDWARR
Recvd: 02/18/14 10:36 2 pgs
Fees:13.00 Taxes:488.40

20140218-0013659

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $132,000.00

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Affiant

Subscribed and sworn to before me, this 13th day of February, 2014.

Notary Public
My commission expires: 3/21/17

04-1312-54966

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra Porter	New Owner	135-12-0-E-700
Nashboro Blvd.		275.00-CO
Nashville TN 37217		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Yoon Je Lee, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sandra Porter, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 275, on the Plan of Nashboro Village At Fairway Pointe, Tract 21, Phase Two, as established by the Declaration of Restrictive Covenants of record in Book 11703, Page 520; Instrument No. 20000316-0027171; Instrument No. 20010322-0027768; Instrument No. 20031118-0168332; Instrument No. 20050222-0018813; Instrument No. 20050222-0018814; and Instrument No. 20091105-0102438, and as shown on the plan of record in Book 4660, Page 159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yoon Je Lee, married by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited company, dated January 22, 2007, recorded January 25, 2007, of record in Instrument No. 20070125-0010522, Register's Office for Davidson County, Tennessee.

Hea Young Lee, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2700 Nashboro Blvd., Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of February, 2014.

Yoon Je Lee

Hea Young Lee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yoon Je Lee and Hea Young Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 13th day of February, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14