RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20140015458 DEEDWARR Recvd: 03/06/14 12:30 2 pgs Fees:13.00 Taxes:266.40 20140306-0018974

This Instrument Prepared By:

Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011412

MAP - PARCEL NO: 107-14-143.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
MUN SUN LEE	SAME	BancorpSouth Bank
2430 Nashboro Blvd.		
Nashville, TN 37217		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DAVID WAYNE CONKLIN**, unmarried, have bargained and sold and by these presents do transfer and convey unto **MUN SUN LEE**, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 119 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 70 feet on the westerly side of Kirby Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to David Wayne Conklin by Last Will and Testament of Robbie Pauline Conklin, entered in the Seventh Circuit Court for Davidson County, Tennessee, on October 10, 2007, Case No. 07P-1595, and filed of record on April 2, 2008, in Instrument No. 20080402-0033075, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Robbie Conklin, an unmarried woman by quitclaim deed from David W. Conklin, unmarried, dated July 24, 2006, recorded July 25, 2006, of record in Instrument No. 20060725-0089319, said Register's Office, and further being the same property conveyed to Robbie Conklin and David W. Conklin by quitclaim deed from Robbie Conklin, dated August 21, 2000, recorded August 31, 2002, of record in Instrument No. 20000831-0086247, said Register's Office, and further being the same property conveyed to Robbie Conklin, individually by warranty deed from Mildred B. Duda and Carol Duda Shelton, dated April 20, 1978, recorded April 21, 1978, of record in Book 5276, page 183, said Register's Office.

This is improved property known as 1013 Kirby Avenue, Nashville, TN 37217.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2014 Davidson County property taxes are a lien but are not yet due and payable.

2. All matters as shown on the map of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication and Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4288, page 427, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 28th day of February, 2014.

David Wayne Conklin
DAVID WAYNE CONKLIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID WAYNE CONKLIN**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 28th day of February, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$72,000.00**.

Affiant

SWORN TO and subscribed before me on this 28th day of February, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY