BILL GARRETT, Davidson County
Trans:T20140030264 DEEDWARR
Recvd: 05/02/14 11:17 2 pgs
Fees:13.00 Taxes:1184.00
20140502-0037327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~300,000.00~~ 320,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2014.

Notary Public

My commission expires: 10/5/15

A. R. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason Gunnho Lee	NEW OWNER	**1050400570 & 10504005800**
141 AND 139 LAFAYATTE ST	←	
NASHVILLE, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JA HEE KIM YEON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Gunnho Lee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 443 and part of Lot No. 444, on the Plan of Maury & Claiborne's Addition to Nashville, of record in Plat Book 21, Page 84 & 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a
more complete description and described according to a survey made by E. Davis, 8/8/64, as follows:

Said Lot No. 443 and part of Lot No. 444 is described as follows: Beginning on the southerly margin of Lafayette Street at the northwest corner of the Property conveyed to Harris A. Gilbert, Trustee, by deed form Leon Gilbert, of record in Book 2928, page 563, said Register's Office; thence with Gilbert's western boundary line, southerly 183 feet to the northerly margin of Perkins Street; thence with the same, westerly 80 feet to the easterly margin of 20 foot alley; thence with the same, northerly 200 feet to the southerly margin of Lafayette Street; thence with the same, southeasterly 93 feet to the beginning.

Included in said conveyance is the property added to said parcel by virtue of the closing of an alley connecting Lafayette Street to Perkins Street.

BEING THE SAME PROPERTY CONVEYED TO JA HEE KIM YEON BY WARRANTY DEED FROM HFK ENTERPRISES, A GENERAL PARTNERSHIP COMPOSED OF HAMIED A. SALEH, FADHEL A. ALKIFI AND KAWTHAR J. BAHHUR (AKA JAMIEL BAHHUR), DATED 02/28/2007 AND RECORDED ON 03/01/2007 IN INSTRUMENT NUMBER 20070301-0025192, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $290,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 141 AND 139 LAFAYATTE ST, NASHVILLE, TN 37210.

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 in 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 my/our hand(s) this 1st day of April, 2014.

JA HEE KIM YEON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JA HEE KIM YEON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2014.

Notary Public

ANN B. WADDELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC

My Commission Expires: 10-5-15