F335
Book 13

SPECIAL WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jad Ayesh	JAD AYESH	08102020000
(NAME)	(NAME)	
2610 Clarksville Pike	7340 Campton Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Shinhan Bank America, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jad Ayesh, 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. 7 E. B. Smith Subdivsion of record in Plat Book 6200, page 704, said Register's Office.
Commencing at an Iron Pin Set (IPS) at the intersection of the westerly right of way of 26th Avenue North and the northerly right of way of Clarksville Pike; thence with said Clarksville Pike the following calls: N58°44' 38" W, a distance of 150.36 feet to an IPS; N05°31' 55"E, a distance of 7.84 feet to an IPS at the point of beginning of the herein described property. Thence continuing with Clarksville Pike the following calls: N57°40'06"W, a distance of 156.21 feet to an IPS, N33°26'50" E, a distance of 6.10 feet to an iron Pin Found (IPF):N56°33'10" W, a distance of 50.07 feet to an IPF at the southeasterly corner of Zycron Computer Services, Inc. as recorded in Deed Book 10414, Page 753, Register's Office for Davidson County (R.O.D.C.); Thence with Zycron, N33°09'29"E, a distance of 192.81 feet to an IPF in the southerly line of Metro Government Parks, as recorded in Deed Book 4793, Page 558; Thence with Metro Parks the following calls: S58°14'04"E, a distance of 33.7 feet to an IPF; S59°23'53" E, a distance of 215.02 feet to an IPF in the westerly right of way of 26th Avenue North; Thence with said right of way, S04°37'58"W, a distance of 88.31 feet to an IPS in the northeasterly corner of Parcel 183, as recoded in Instrument No. 20070501-0052078 R.O.D.C, Thence with said parcel the following calls: N58°16'51" W, a distance of 150.00 feet to an IPS; S05°31'55"W, a distance of 142.16 feet to the point of beginning. Containing 0.97 acres, more or less, as surveyed this 4th day of March, 2008 by Arrowhead Survey, J. Mark Cantrell, TN RLS#1859.

Being part of the same property conveyed to Shinhan Bank America by deed of record in Book David M. Anthony, Substitute Trustee of record in Instrument No. 20140421-0033233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 2610 Clarksville Pike, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140034233 DEEDWARRSP
Recvd: 05/16/14 10:10 2 pgs
Fees:13.00 Taxes:555.00

20140516-0042131

Witness my hand this 12th day of May, 2014.

Shinhan Bank America

By: Sung Joon Park

Sun-Uk Hwang

Sung Joon Park

STATE OF New York

COUNTY OF New York

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Sung Joon Park with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the FVP of Shinhan Bank America, a corporation, and that he/she as such FVP executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as FVP.

Witness my hand and official seal at New York, New York this 12th day of May, 2014.

Commission expires: 02/09/2017

Notary Public

HAN SANG YOON
Notary Public, State of New York
No. 01YO6200718
Qualified in Queens County
Commission Expires February 9, 2017