#9116

WARRANTY DEED

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kalil Sofi	New owner	10301002900
(NAME)	(NAME)	
6211 Chartlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150002870 DEEDWARR
Recvd: 01/13/15 09:18 2 pgs
Fees:13.00 Taxes:1258.00
20150113-0003425

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, Kyung M. Pang and Yoon Je Lee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kalil Sofi and Mohammed Sofi, 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:

Parcel 1:
Beginning at an iron pin in the southeasterly margin of Charlotte Pike located 100 feet more or less southwesterly from the margin of Marcia Avenue, thence, S.30 degrees 38 ' 08" East, 130.33 feet to an iron pin, thence, with an old fence South 51 degrees 33 ' 55" West, 99.42 feet to an iron pin, thence, North 28 degrees 23 ' 50 " West, 118.90 feet to an iron pin in the southeasterly margin of Charlotte Pike, thence, with Charlotte Pike North 44 degrees 47 ' 13 " East, 99.21 feet to the point of beginning. Containing 0.28 acres more or less.

Parcel 2:
Beginning a point on the southerly margin of Charlotte Pike 50 feet northeasterly from the northeast corner of the tract of land conveyed to Clarence Lee Fields and wife, by deed from J.T. Hoover and wife, of record in Book 919, Page 676, Register's Office for said County; thence with the southerly margin of said Charlotte Pike, North 42 degrees east, 50 feet to a point, the northwest corner of Lot No. 4 on said plan; thence with the line between said Lot Nos. 4 and 5, southeasterly 238.4 feet to a point on the northerly margin of an alley, thence, with the northerly margin of said alley, southwesterly 50 feet to a point, the southeast corner of Lot No. 6 on said plan; thence with the line between said Lot Nos. 5 and 6, northwesterly 228 feet to the beginning.

Subject to any portion of this property in which may lie within the bounds of a public Right-of-Way.

Right-of-way was acquired by deed in 1934 for widening of Charlotte Pike. However, since deed was not recorded and possession has not been taken by the State of Tennessee, it has been disregarded.

Being the same property conveyed to Kyung M. Pang and Yoon Je Lee, by deed of record in Instrument No. 20040503-0050228, Register's Office for Davidson County, Tennessee.

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

Subject to any portion of this property in which may lie within the bounds of a public Right-of-Way.

Right-of-way was acquired by deed in 1934 for widening of Charlotte Pike. However, since deed was not recorded and possession has not been taken by the State of Tennessee, it has been disregarded

unimproved ☐

This is improved ☒ property, known as 6207-6209 Charlotte Pike, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 our hands this 9th day of January, 2015.

Kyung M. Pang

Yoon Je Lee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyung M. Pang and Yoon Je Lee, 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 official seal at Nashville, Tennessee this 9th day of January, 2015.

Commission expires:

Notary Public

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018