BILL GARRETT, Davidson County
Trans:T20150013418 DEEDWARR
Recvd: 02/24/15 13:24 2 pgs
Fees:13.00 Taxes:847.30
20150224-0015801

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $229,000.00. Affiant Subscribed and sworn to before me, this 19th day of February, 2015. Notary Public My commission expires: 12/18/2017

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph H. Daniels	**F & M Bank**	**Map\Parcel: 181-01-0B-315.00-CO**
7453 Tarmac Way	**50 Franklin Street**	
Nashville, TN 37211	**Clarksville, TN 37040**	

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,

Chris Min Chae, married

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

Joseph H. Daniels, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, a RS-10 Subdivision-Cluster Lot Option of record in Plat recorded in Instrument No. 20071214-0143931, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chris Min Chae, married by Warranty deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument No. 20100618-0047450 Register's Office for Davidson County, Tennessee, dated June 16, 2010 and recorded on June 18, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record as Instrument Number 20071214-0143931, all matters shown on the PUD Boundary of record in Book 9700, Page 374, Covenants, Conditions and Restrictions of record in Book 11069, Page 14 and in Instrument No. 20071214-0143932, By-Laws of record in Book 11069, Page 24, Charter of record in Book 11069, Page 6, Sanitary Sewers and/or Storm Drainage of record in Book 11262, Page 933, Book 11338, Page 734, Book 11338, Page 743, Instrument No. 20010918-0100850 and Instrument No. 20040426-0046856, Storm Water Detention Agreement of record in Instrument Number 20020722-0087469 and Instrument No. 20060809-0097605, Agreement between Columbia Gulf transmission Co. and Yazdian Construction of record in Instrument Number 200707250088276, Easement for Sanitary Sewer of record in Book 9487, Page 901 and Book 9343, Page 202,Easement for Right of Way of record in Book 421, Page 146,Easement for Ingress/Egress of record in Book 5674, Page 863, Easement for Storm Water Detention of record in Instrument Number 20040305-002514,Easement to United Telephone Co of record in Book 11436, Page 750,Easement by Express Grant of record in Instrument Number 20020731-0091596, Quitclaim Deed to HOA of record in Instrument Number 20130523-0052433, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

Sera Ahn, spouse of Chris Min Chae, joins in the execution of this instrument to convey her marital interests, if any, in the subject property.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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 is improved property known as **7453 Tarmac Way Nashville, TN 37211**.

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 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 19th day of February, 2015.

Chris Min Chae

Sera Ahn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Chris Min Chae and Sera Ahn, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150025**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 104
BRENTWOOD, TN 37027