Davidson County	DEEDWARR
Recvd: 04/28/15 08:23	3 pgs
Fees:18.00 Taxes:1043.40	
20150428-0037695	

Touchstone Title & E...
318 Seaboard Lane
Suite 114
Franklin, TN 37067

WARRANTY DEED

RENEE RODRIGUEZ NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-25-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert M. Jackson III	Bank of America	181-01-0B-219.00-CO
(NAME)	(NAME)	
4029 Sweetberry Drive	6400 Legacy Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Shin K. Kang and Hannah S. Kang, husband and wife , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert M. Jackson, III and Christy H. Jackson, husband and wife, 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. 85 on the Plan of Phase Four, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20070125-0010052 and Instrument No. 20070205-0014763, 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 Shin K. Kang and Hannah S. Kang, husband and wife by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20131211-0125507 Register's Office for Davidson County, Tennessee, dated December 10, 2013, and recorded on December 11, 2013, and also being a portion of the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company by Warranty Deed from Hurley-Y, a Tennessee General Partnership of record in Instrument No. 20130510-0047324 Register's Office for Davidson County, Tennessee, dated May 08, 2013, and recorded on May 10, 2013, and also being a portion of the same property conveyed to Hurley-Y, a Tennessee General Partnership composed of Paul E. Johnson, Jeffrey P. Johnson, Buford W. Carter and wife, Stacy J. Carter, Lori J. Kelley and Yazdian Construction, a Tennessee General Partnership composed of Fred Yazdian, Sam Yazdian and Abe Yazdian by Warranty Deed from William K. Edwards and wife, Katie Edwards of record in Instrument No. 20010815-0087973 Register's Office for Davidson County, Tennessee, dated August 13, 2001, and recorded on August 15, 2001.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4029 Sweetberry Drive, Nashville, TN 37211
(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 24th day of April, 2015.

Shin K. Kang by [illegible], attorney in fact
Shin K. Kang, by Kimberly Hollingshead
His Attorney-in-Fact

Hannah S. Kang by [illegible], attorney in fact
Hannah S. Kang, by Kimberly Hollingshead
Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Kimberly Hollingshead, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Shin K. Kang, acting as that person's agent and attorney in fact, and the Kimberly Hollingshead, acknowledged that she executed the foregoing instrument as agent and attorney in fact for Shin K. Kang for the purposes therein contained.

WITNESS my hand and seal, this 24th day of April, 2015.

Notary Public

My Commission Expires: 2/20/18

JESSICA M STORVIK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Kimberly Hollingshead, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Hannah S. Kang, acting as that person's agent and attorney in fact, and the Kimberly Hollingshead, acknowledged that she executed the foregoing instrument as agent and attorney in fact for Hannah S. Kang for the purposes therein contained.

WITNESS my hand and seal, this 24th day of April, 2015.

Notary Public

My Commission Expires: 2/20/18

JESSICA M STORVIK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).