Tax Liability & Owner:
Kenneth Barry Bonifay
1510 Lethia Drive
Nashville, Tennessee 37206

This instrument prepared by:
Shawn C. Trail, Attorney
117 South Spring Street
Manchester, Tennessee 37355

Map & Parcel 042 04 0 072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN JEONGSIK YOON and wife, SUSIE MYUNGWHA YOON f/k/a JEONG SIK YUN and wife, MYNUG WHA YUN, have bargained and sold and by these presents does hereby transfer and convey unto KENNETH BARRY BONIFAY, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee being Lo. No. 1 on the plan of Braswell Subdivision, of record in Book 5190, page 617, Register's Office for said County & to which plan reference is made for a more complete & accurate description.
>
> And being the same property conveyed to Jeong S. Yun and wife, Myung W. Yun by Warranty Deed from Sherry Braswell McMahon and husband, Phillip Malcolm McMahon, dated May 1, 1986 and recorded May 8, 1986 of record in Book 6851, page 735, Register's Office of Davidson County, Tennessee. Jeong Sik Yun is now known as John Jeongsik Yoon, pursuant to Probate Court for Davidson County Tennessee Order, dated August 20, 1993 and recorded October 23, 2000 at 3:13 P.M. as Instrument Number 20001023-0105136, Register's Office of Davidson County, Tennessee. Mynug Wha Yun is now known as Susie Myungwha Yoon, pursuant to Probate Court for Davidson County Tennessee Order, dated August 20, 1993 and recorded October 23, 2000 at 3:14 P.M. as Instrument Number 20001023-0105137, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on subdivision plat of record in Book 5190, page 617; Easements of record in Book 5266, page 779, Book 5313, page 544, and Book 5846, page 918 & in Book 6785, page 233; all of record in Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH BARRY BONIFAY, his heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20150046224 DEEDWARR
Recvd: 06/11/15 10:35 2 pgs
Fees:13.00 Taxes:925.00
20150611-0055306

AND WE DO COVENANT with KENNETH BARRY BONIFAY, 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.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title of said land to KENNETH BARRY BONIFAY, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 9th day of June, 2015.

John Jeongsik Yoon

Susie Myungwha Yoon

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOHN JEONGSIK YOON and wife, SUSIE MYUNGWHA YOON, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2015.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 17, 2018

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 9th day of June, 2015.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 17, 2018