BILL GARRETT, Davidson County
Trans:T20150068861 DEEDWARR
Recvd: 08/17/15 11:03 2 pgs
Fees:13.00 Taxes:7030.00
20150817-0082298

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 1,900,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2015.

Notary Public

My commission expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hafiz Rashad Yafai **Soltan Yafai**	**BANK OF TENNESSEE**	**10700008700**
849 Briley Parkway	**2525 WEST END AVENUE, STE 1275**	
Nashville, TN 37217	**NASHVILLE, TN 37203**	

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,

Young Seop Ahn and wife, Guen Hee Lee Ahn

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

Hafiz Rashad Yafai and Soltan Yafai

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. 1 on the Final Plan of Resubdivision of Lot 1, Briley Parkway Place, as of record in Instrument No. 20070302-0026025, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Together with an easement for the installation, maintenance and repair of sewer lines record in Instrument No. 20080331-0031793, Register's Office for Davidson County, Tennessee across the following described property:

Beginning at an iron rod (old) on the Western boundary of Lot 1 as shown on Final Plat, Re-Subdivision of Lot 1, Briley Parkway Place as of record in Instrument No. 20070302-0026025, said rod being the Southeast corner of property conveyed to Metropolitan Nashville Airport Authority as of record in Deed Book 5169, Page 398, Register's Office of Davidson County, Tennessee, said rod also being North 51 degrees 24 minutes 11 seconds West, 44.79 feet from the Southwest corner of said Lot 1;

Thence, following said Western boundary North 51 degrees 24 minutes 11 seconds West, 44.56 feet to the True Point of Beginning;

Thence, leaving said Western boundary South 49 degrees 30 minutes 48 seconds West, 14.02 feet to a point on the North margin of an existing 20-foot Sanitary Sewer Easement as of record in Deed Book 2906, Page 239, Register's Office of Davidson County, Tennessee;

Thence, following said North margin North 50 degrees 15 minutes 48 seconds West, 20.29 feet to a point;

Thence, leaving said North margin North 49 degrees 30 minutes 48 seconds East, 13.60 feet to a point on said Western boundary of Lot 1;

Thence, following said Western boundary of Lot 1 South 51 degrees 24 minutes 11 seconds East, 20.37 feet to the True Point of Beginning.

Containing 276 square feet and being a portion of the same property conveyed to Metropolitan Nashville Airport Authority as of record in Deed Book 5169, Page 398, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Young Seop Ahn and wife, Geun Hee Lee Ahn by Limited Warranty Deed from Advance Investors, LLC, a Tennessee limited liability company, recorded on the 19th day of October, 2007 in Instrument No. 20071019-0124239, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 849 Briley Parkway, Nashville, TN 37217.

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 in 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 my/our hand(s) this 12th day of August, 2015.

Young Seop Ahn

Guen Hee Lee Ahn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Young Seop Ahn and Guen Hee Lee Ahn, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY