Tax Liability & Owner:
Brandon P. Jaynes
2532 Medford Campbell Blvd
Murfreesboro, TN 37127

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

Map & Parcel 043 09 014.00

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 J. YOON and wife, SUSIE M. YOON, have bargained and sold and by these presents do hereby transfer and convey unto BRANDON P. JAYNES, 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 the southerly 130feet of Lot No. 28 of Block "F" on the Plan of Woodlawn Estates, as of record in Book 4843, page 82, Register's Office for said County.
>
> Said part f Lot No. 28 fronts 100 feet on the northerly side of Cumberland Avenue and extends back between parallel lines 130 feet along the easterly margin of Delaware Avenue, to a dead line.
>
> And being the same property conveyed to John J. Yoon and wife, Susie M. Yoon, by Warranty Deed from Darrenn S. Ringphiel and wife, Loraine A. Ringphiel, dated August 30, 1993, and recorded on September 09, 1993 at 10:58 A.M. in Book 9074, page 932, Register's Office, 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 Plat Book 843, page 82; Restrictive Covenants of record in Book 932, page 625, 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 BRANDON P. JAYNES, his heirs and assigns, forever.

AND WE DO COVENANT with BRANDON P. JAYNES, 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.

BILL GARRETT, Davidson County
Trans:T20160022655 DEEDWARR
Recvd: 03/21/16 09:35 2 pgs
Fees:13.00 Taxes:148.00
20160321-0026317

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title of said land to BRANDON P. JAYNES, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 15th day of March, 2016.

John J. Yoon

Susie M. 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 J. YOON and wife, SUSIE M. 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 15th day of March, 2016.

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 $40,000.00, 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 15th day of March, 2016.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 17, 2018