Tax Liability & Owner:
Able Builders, Inc.
9475 Chesapeake
Brentwood, Tennessee 37027

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

Map 034, Group 13, Parcel 128.00

BILL GARRETT, Davidson County
Trans:T20160053691 DEEDWARR
Recvd: 06/23/16 14:10 2 pgs
Fees:13.00 Taxes:110.08
20160623-0064231

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, JOHN J. YOON (f/k/a Jeong S. Yun) and wife, SUSIE M. YOON (f/k/a Myung W. Yun), have bargained and sold and by these presents do hereby transfer and convey unto ABLE BUILDERS, INC., its successors and assigns, a certain tract or parcel of land in the 6th Zone of Davidson County, Tennessee, bounded and described as follows, to-wit:

> Being Lot No. 30 of Block "B" of the Map of East Lawn, as of record in Book 547, page 153, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feet on the north side of McKinley Street and runs back between parallel lines 120 feet to a dead line.
>
> And being Tract 1 of the property conveyed to Jeong S. Yun and wife, Myung W. Yun, by Warranty Deed from James W. Sutton and wife, Sandra C. Sutton, dated February 21, 1989 and recorded on March 2, 1989 at 2:26 P.M. in Book 7784, page 313, Register's Office of Davidson County, Tennessee.
>
> Subject to all matters as set forth on the Plan of record in Plat Book 547, page 153, 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 ABLE BUILDERS, INC., its successors and assigns, forever.

AND WE DO COVENANT with ABLE BUILDERS, INC., 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

ABLE BUILDERS, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 31st day of May, 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 that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 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 $29,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Hoss Mouser, President
AFFIANT

Sworn to and subscribed before me this 31st day of May, 2016.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 17, 2018