WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hyunho Lee and Gui Nim Park	Talmer Bank & Trust	163 07 A 037.00
(NAME)	(NAME) 1260 Energy Lane	
1834 Wild Oaks Ct		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	St. Paul, MN 55108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars ($140,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jimmy W. Forrester, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hyunho Lee and Gui Nim Park, 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. 37 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 200806030056596, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy W. Forrester and wife, Rachel P. Forrester by Warranty Deed from Weldon Homes, LLC, a Tennessee Limited Liability Company dated May 5, 2009 and recorded May 8, 2009 as Instrument No. 20090508-0042494, in said Register's Office for Davidson County, Tennessee. The said Rachel P. Forrester having since died on September 28, 2010, vesting property to Jimmy W. Forrester as the surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-162128SSO

BILL GARRETT, Davidson County
Trans:T20160067267 DEEDWARR
Recvd: 08/04/16 10:43 2 pgs
Fees:13.00 Taxes:518.00
20160804-0080761

unimproved ☐

This is improved ☒ property, known as 1834 Wild Oaks Ct, Antioch, TN 37013

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, has 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 29th day of July, 2016.

Jimmy W. Forrester

STATE OF Ohio

COUNTY OF Summit

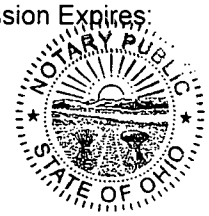
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Jimmy W. Forrester** , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2016.

Notary Public

My Commission Expires:

(SEAL)



MARY F. GREIF
Notary Public, State of Ohio
My Comm. Expires 11-05-2017

File Number: MFR-162128SSO