Davidson County DEEDWARR
Recvd: 08/16/16 15:50 2 pgs
Fees:13.00 Taxes:769.60
20160816-0085543

WARRANTY DEED

PIPER L. GARDNER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $208,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-26-2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2247B

164293

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Cory Young	Everett Financial	064-09-0-178.00
4280 Brackenwood Drive	14801 Quorom Dr. #300	
Old Hickory, TN 37138-4216	DALLAS, TX 75254	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KYONG LEE, MARRIED*

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CORY YOUNG, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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. 18 on the Plan of Southfork, Section One of record in Plat Book 6250, Page (s) 384 and 385, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony G. Joachim and wife, Dolores Ethel Joachim by Warranty deed from Centex Homes Corporation, a Nevada Corporation of record in Book 6993, page 273, Register's Office for Davidson County, Tennessee, dated September 22, 1986 and recorded on September 29, 1986. The said Anthony G. Joachim having since died March 14, 2002 and the property having become vested in Dolores Ethel Joachim as surviving tenant by the entirety. The said Dolores Ethel Joachim having since died testate on October 27, 2015 and her Last Will and Testament having been entered for Probate in Docket No. 15P1962 in the Circuit Court of Davidson County, Tennessee Probate Division. Said Last Will & Testament gave Gary R. Lord, Executor and Christopher Michael Lord as Co-Executors full power to sell and convey.

Being the same property conveyed to Kyong Lee, married by Warranty deed from Gary R. Lord, as Executor and Christopher M. Lord, as Co-Executor of the Estate of Dolores Ethel Joachim of record in Instrument No. 20160420-0038497 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 20, 2016.

***THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 384 and 385, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6596, Page 797, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Southfork HOA of record in Book 6790, Page 998, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Book 6566, Page 208, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 4280 Brackenwood Drive, Old Hickory, TN 37138-4216

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 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 hand on the 12th day of August, 2016.

Kyong Lee

Kyong Lee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KYONG LEE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of August, 2016.

Notary Public

My Commission Expires: 10/2/17

File #: 16-2247B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Shelly M Smith

Shelly M Smith
Commission Expires
4-24-2018