Tax Liability & Owner:
Hossein Moradipour
9475 Chesapeake Drive
Brentwood, Tennessee 37027

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

Map 043, Parcel 010.00

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 HOSSEIN MORADIPOUR, 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 east 50 feet of the south 150 feet of Lot No. 24 and the westerly 30 feet of the south 150 feet of Lot No. 25 on the Map of Miss Opha R. Bixer's Subdivision, not of record, and described as follows:

Beginning at a point in the north margin of Old Hickory Boulevard, or New Bridge Road, 50 feet east of Hankins Street; thence northerly and parallel to Hankins Street 150 feet to a point; thence easterly 80 feet; thence southerly parallel to Hankins Street 150 feet to the north margin of Old Hickory Boulevard, or New Bridge Road; thence with the margin of the same, westerly 80 feet to the point of beginning.

And being the same property conveyed to John J. Yoon and wife, Susie M. Yoon, by Substitute Trustee's Deed from Shawn C. Trail, Substitute Trustee, dated February 10, 2012, and recorded on March 2, 2012 at 14:28 as Instrument Number 20120302-0018610, Register's Office, Davidson County, Tennessee; See also Scrivener's Affidavit to correct derivation clause of record as Instrument Number 20120413-0031747. Register's Office of Davidson County, Tennessee.

This property is located at 605 Old Hickory Boulevard, Madison, Tennessee, and is shown as Parcel ID 043 14 0 010.00 in the Property Assessor's Office of 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.

BILL GARRETT, Davidson County
Trans:T20160075835 DEEDWARR
Recvd: 08/30/16 14:25 3 pgs
Fees:18.00 Taxes:220.15
20160830-0090924

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HOSSEIN MORADIPOUR, his heirs and assigns, forever.

AND WE DO COVENANT with HOSSEIN MORADIPOUR, 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 HOSSEIN MORADIPOUR, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 22nd day of August, 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 22nd day of August, 2016.

SHAWN TAYLOR NOTARY PUBLIC STATE OF TENNESSEE 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 $59,500.00, 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 22nd day of August, 2016.

SHAWN TRAIL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 17, 2018