THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160086175 DEEDWARR
Recvd: 09/30/16 12:43 5 pgs
Fees:28.00 Taxes:1202.50
20160930-0103338

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kwi Young Kang and Don Michals 103,115,123,127,133 Coventry Woods Drive Madison, Tennessee 37115	KWI YOUNG KANG 2329 BIRCH STREET DES PLAINS, IL 60018	052 01 0A, Parcels 103.00, 115.00, 123.00, 127.00, and 133.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **KANDI E. HAYES, TERI R. BOEREMA, BRANDON C. HAYES, and ASHLEY NICOLE LOTT, who are THE HIERS OF THE ESTATE OF AND TERRY R. HAYES, DECEASED**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **KWI YOUNG KANG AND DON MICHALS, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Five (5) separately described properties, described in turn below as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 103 on the Plan of Coventry Woods, Phase One, of record in Book 6966, Page 370, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Terry R. Hayes, an unmarried man, by Warranty Deed from David Powell, an unmarried man, of record in Instrument No. 20080103-0000487, dated 1/3/2008, Register's Office of Davidson County, Tennessee.

This is property commonly known as: 103 Coventry Woods Drive , Madison, TN 37115

Land in Davidson County, Tennessee, Being Unit 115 on the plan of Coventry Woods, Phase 1, of record in Plat Book 6200, Page 200, and more specifically set out in exhibit A of record in Book 6966, Page 370, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Terry R. Hayes, by Special Warranty Deed from Wells Fargo Bank, Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., of record in Instrument No. 20010730-0080579, dated 7/30/2001, Register's Office of Davidson county, Tennessee.

This is property commonly known as: 115 Coventry Woods Drive , Madison, TN 37115

Land in Davidson County, Tennessee, Being Unit 123 on the plan of Coventry Woods, Phase 1, of record in Plat Book 6200, Page 200, and more specifically set out in exhibit A of record in Book

6966, Page 370, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Terry R. Hayes, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee of record in Instrument No. 20040209-0015414, dated 2/9/2004, Register's Office of Davidson county, Tennessee.

This is property commonly known as: 123 Coventry Woods Drive , Madison, TN 37115

Land in Davidson County, Tennessee, Being Unit 127 on the plan of Coventry Woods, Phase 1, of record in Plat Book 6250, Page 567, and more specifically set out in exhibit A of record in Book 6966, Page 370, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Terry R. Hayes, by Warranty Deed, from Deutsche Bank f/k/a Bankers Trust Company of California on behalf of Vendee Mortgage Trust 2003-2, of record in Instrument No. 20090305-0019629, dated 3/5/2009, Register's Office of Davidson county, Tennessee.

This is property commonly known as: 127 Coventry Woods Drive , Madison, TN 37115

Land in Davidson County, Tennessee, Being Unit 133 on the plan of Coventry Woods, Phase 1, of record in Plat Book 6200, Page 200, and more specifically set out in exhibit A of record in Book 6966, Page 370, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Terry R. Hayes, by Warranty Deed, from Danny Jay Briggs, of record in Instrument No. 20030731-0108680, dated 7/31/2003, Register's Office of Davidson county, Tennessee.

This is property commonly known as: 133 Coventry Woods Drive , Madison, TN 37115

Terry R. Hayes is now deceased. According to Affidavit of Inheritance of record at Instrument No. 20160930-0103337, the heirs of his estate are KANDI E. HAYES, TERI R. BOEREMA, BRANDON C. HAYES, and ASHLEY NICOLE LOTT. Ashley Nicole Lott died after Terry R. Hayes. According to Order of the Elkhart Superior Court 3, Elkhart County, Indiana, In the Matter of the Unsupervised Estate of Ashley Nicole Lott, Estate No. 20D03-1601-EU-3, filed January 13, 2016, the minor child ALEJANDRO R. ZELAYA is the only heir of Ashley Nicole Lott. Kelly Muniz was appointed as his guardian and authorized to sign to convey his interest in the said property by the said Order.

These are improved properties commonly known as **103,115,123,127, and 133 Coventry Woods Drive, Madison, Tennessee 37115 .**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

The Hiers of the Estate of Terry R. Hayes, deceased:

KANDI E. HAYES

TERI R. BOEREMA

BRANDON C. HAYES

Note: See Page 5 for the signature of KELLY J. MUNIZ, as Guardian of ALEJANDRO R. ZELAYA, sole Heir of ASHLEY NICOLE LOTT, deceased, who was an Heir of Terry R. Hayes

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KANDI E. HAYES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of September, 2016.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TERI R. BOEREMA**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of September, 2016.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRANDON C. HAYES**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of September, 2016:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Kelly J Muniz Guardian

KELLY J. MUNIZ, as Guardian of
ALEJANDRO R. ZELAYA, sole Heir of
ASHLEY NICOLE LOTT, deceased,
who was an Heir of Terry R. Hayes

STATE OF Indiana)
COUNTY OF Elkhart)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **KELLY J. MUNIZ**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be **Guardian of ALEJANDRO R. ZELAYA, sole Heir of ASHLEY NICOLE LOTT, deceased, who was an Heir of Terry R. Hayes**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of ALEJANDRO R. ZELAYA, sole Heir of ASHLEY NICOLE LOTT, deceased, who was an Heir of Terry R. Hayes for the purposes therein contained.

Witness my hand and official seal, this 21 day of September, 2016:

Bodie J Stegelmann

Notary Public Bodie J. Stegelmann

My Commission Expires: Sept. 6, 2022

NOTARY PUBLIC SEAL INDIANA

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $325,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 21st st DAY OF SEPTEMBER, 2016.

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON