STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF February, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G16-7153D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170014407 DEEDWARR
Recvd: 02/17/17 09:33 2 pgs
Fees:13.00 Taxes:259.00
20170217-0016384

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Myoung Bag and Yong L. Bag, husband and wife (NAME)	New Owner (NAME)	17-81
1528 Union Hill Road (STREET ADDRESS)	482 Forest Ridge Dr (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	LaVergne TN 37086 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Marilyn S. Sadler, a/k/a Shelane Sadler, and Elmer V. Story,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Myoung Bag and Yong L. Bag, 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of Union Hill Road at the southwest corner of the property conveyed to J.V. Hitt and daughter by deed from Shelby Greer and wife, of record in Book 3836, page 580, Register's office for said County; thence with said Hitt's western boundary line North 16 deg. 00 min. East 163 feet to a post and north 23 deg. 08 min. East 82 feet to a post, to a point in the western boundary line of the Jack Hanner property; thence with said Hanner's western boundary line North 5 deg. 35 min. East 677 feet to a post; thence North 85 deg. 08 min. West 225 feet; thence South 6 deg. 00 min. East 339.5 feet; thence North 86 deg. 30 min. West 214 feet; thence South 19 deg. 08 min. West 258.3 feet to a concrete marker; thence South 00 deg. 32 min. West 313 feet to the center of Union Hill Road; thence with the center of the same South 82 deg. 40 min. East 123.2 feet, South 80 deg. 30 min. East 141 feet and South 83 deg. 05 min. East 90.5 feet to the beginning, containing 6.70 acres, more or less.

The mailing address for the said property is 1528 Union Hill Road, Goodlettsville, TN 37072.

BEING part of the same property conveyed to Marilyn S. Sadler, a/k/a Shelane Sadler and Elmer V. Story, as joint tenants, with survivorship from Bessie M. Story, a widow, by Warranty Deed dated March 27, 2003, as Instrument No. 20030331-0041463, in the Register's Office for Davidson County, Tennessee. The said Bessie M. Story is now deceased, date of death was November 26, 2009.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1528 Union Hill Road, Goodlettsville, TN 37072.

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, have 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. Whenever 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/our hand(s) this 15th day of February, 2017.

Marilyn S. Sadler — February 15, 2017
Marilyn S. Sadler — Date

Elmer V. Story — February 15, 2017
Elmer V. Story — Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Marilyn S. Sadler, a/k/a Shelane Sadler and Elmer V. Story, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of February, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066