This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17036

BILL GARRETT, Davidson County
Trans: T20170022012 DEEDWARR
Recvd: 03/15/17 09:41 2 pgs
Fees: 13.00 Taxes: 1468.90
20170315-0025265

Send Tax Bills To:
F & M Bank
50 Franklin St.
Clarksville, TN 37040

New Owner is:
Mun Lee
5548 Trousdale Drive
Brentwood, TN 37027

MAP: 160-12-0

PARCEL: 118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cynthia A. Baran and Alan P. Baran, wife and husband,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Mun Lee, a married woman and Kyung Pang, a married woman, tenants in common with full right of survivorship,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **5548 Trousdale Drive, Brentwood, TN 37027**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 163, on the plan of Hearthstone, Phase 1, as of record in Plat Book 5200, Page 218, as amended in Book 5677, Page 417, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Cynthia A. Baran and Alan P. Baran, by Warranty Deed from Trevor Holewinski and Amber Holewinski, husband and wife, dated 4/30/12 and recorded 5/3/12 in Instrument No. 20120503-0038065, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of March, 2017.

GRANTOR(S):

Cynthia A Baran

CYNTHIA A. BARAN

Alan P. Baran

ALAN P. BARAN

ACKNOWLEDGEMENT

STATE OF WI
COUNTY OF Waukesha

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cynthia A. Baran and Alan P. Baran**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13 day of March, 2017.

Karen M. Berghammer Notary Public State of Wisconsin

Karen M Berghammer

NOTARY PUBLIC
My Commission Expires: 12/9/18

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$397,000.00~~.

AFFIANT

SWORN TO and subscribed before me this 14th day of March, 2017.

NOTARY PUBLIC
My commission expires: 3/10/19

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.