# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170029833 DEEDWARR
Recvd: 04/10/17 09:29 2 pgs
Fees:13.00 Taxes:1665.00
20170410-0034626

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 3/28/19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael A. Abel<br>Tiffany R. King-Able | Franklin American Mtg | 172130B08500CO |
| (NAME) | (NAME) | |
| 625 Logwood Briar Circle | 6100 Tower Circle #600 | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Franklin TN 37067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Eui Ho Han and wife, and Ellie Yoosong Han,** F.K.A. Yoo Song Hur, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael A. Abel, a married man and Tiffany R. King-~~Able,~~ his 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: *Abel

SITUATE in the NINETEENTH (19th) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 45 on the Plan of Revision to Lots 43 through 46 of the Williams Grove Planned Unit Development, Section 2 as shown by a map of record in Instrument 20000324-0030070 in the Davidson County, Tennessee Register of Deeds Office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

Being the same property conveyed to Eui Ho Han and wife, Yoo Song Hur by deed of record in Instrument No. 20050503-0049408 , Register's Office for Davidson County, Tennessee. Yoo Song Hur now known as Ellie Yoosong Han by Petition for Name Change in United States District Court for the Middle District of Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 625 Logwood Briar Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

7914

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. 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/our hands this 6th day of April, 2017.

Eui Ho Han

Ellie Yoosong Han

State of Tennessee
County of Williamson

Personally appeared before me Eui Ho Han and Ellie Yoosong Han, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of April, 2017.

Notary Public
My Commission Expires:

File No.: 11964

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020