Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $174,900.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2017.

Notary Public
My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Cassidy B. Simmons 113 C McKinley Street Madison, TN 37115	Atlantic Bay Mortgage Group 596 Lynnhaven Pkwy, Ste. 200 Virginia Beach, VA 23452-7371	034-13-0-128.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Able Builders, Inc.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cassidy B. Simmons, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 30 of Block "B" of the Map of East Lawn, as of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feet on the north side of McKinley Street and runs back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Able Builders, Inc. by Warranty Deed from John J. Yoon (f/k/a Jeong S. Yun) and wife Susie M. Yoon (f/k/a Myung W. Yun) dated May 31, 2016 of record as Instrument No. 20160623-0064231, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jeong S. Yun and wife, Myung W. Yun, by Warranty Deed from James W. Sutton and wife, Sandra C. Sutton, dated February 21, 1989 of record in Book 7784, Page 313, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **113 C McKinley Street, Madison, TN 37115.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 547, Page 153 and 154, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170031644 DEEDWARR
Recvd: 04/17/17 10:17 2 pgs
Fees:13.00 Taxes:647.13
20170417-0036692

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 13th day of April, 2017.

Able Builders, Inc.

By: _____
Hossein Moradipour
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Hossein Moradipour, President of Able Builders, Inc.,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Corporation** as such **President**.

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of April, 2017.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017035091