WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038150 DEEDWARR
Recvd: 05/04/17 16:05 2 pgs
Fees:13.00 Taxes:2294.00

20170504-0044543

File No.: HK-17-301

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/2020 (AFFIX SEAL)

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ill Hwan Park and Keum Sook Na	NEW OWNER	162-09-007.00
(NAME)	(NAME)	
1602 GLENELLEN WAY		
(ADDRESS)	(ADDRESS)	
BRENTWOODM, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DRY CLEAN SUPER CENTER OF MIDDLE TENNESSEE, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ILL HWAN PARK AND KEUM SOOK NA**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 1, on the Plan of Resubdivision of Lots 1 and 2 on the Revised Plat of Section 6, Cedarwood Estates, of record in Plat Book 8250, Page 441, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dry Clean Super Center of Middle Tennessee, LLC by Warranty Deed from Kwik Industries, Inc., recorded on the 21st day of December, 1999 in Instrument No. 199912210305767, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 301 Cedarmont Drive, Nashville, TN 37211
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 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/our hand(s) this 27th day of April, 2017.

Dry Clean Super Center of Middle Tennessee, LLC

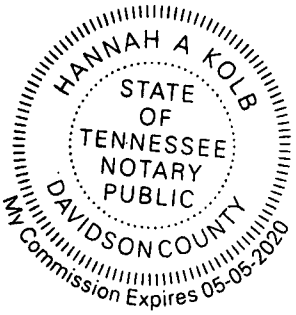
BY: JAMES GRANT MOULT
ITS: SOLE MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of April, 2017, before me personally appeared JAMES GRANT MOULT, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the SOLE MEMBER of Dry Clean Super Center of Middle Tennessee, LLC, the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of April, 2017.

Notary Public
My Commission Expires: 5/5/2020



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171