WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Yoon Lee	Angel Oak Mortgage Solutions LLC	Parcel ID:
1885 Erlinger Dr.	3060 Peachtree Road,NW, Ste 500B	10816000900
Nolensville, TN 37135	Atlanta, GA 30305	

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 hereby acknowledged, we

Floyd Borntrager and Lois Borntrager, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Yoon Lee , married

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:

BEING Lot No. 9-A on the Zone Lot Division of Lots 8, 9, and 39, Section One, Percy Priest Woods Subdivision, of record in Plat Book 5200, Page 701, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Floyd Borntrager and Lois Borntrager, husband and wife, by deed from Geraldine Kay Pye, unmarried, of record in Instrument 20050901-0105284, dated August 15, 2005, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 5984, Page 865 amended in Book 6020, Page 270; Book 6093, Page 392; Book 6097, Page 11; Book 6353, Page 307 and Book 6560, Page 667, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 701, amending Plat Book 5200, Page 472, said Register's Office.

The signature of Floyd Borntrager and Lois Borntrager is signed by his/her duly appointed Attorney-in-Fact, Curtis Borntrager, pursuant to the Power of Attorney of record in Instrument 20170705-0067236, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1030 Pleasant View Drive, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20170057061 DEEDWARR
Recvd: 07/05/17 10:14 2 pgs
Fees:13.00 Taxes:425.50

20170705-0067237

Witness our hands this 30th day of June, 2017.

Floyd Borntrager by Curtis Borntrager, Attorney-in-Fact
Floyd Borntrager
By: Curtis Borntrager, Attorney-in-Fact

Lois Borntrager by Curtis Borntrager, Attorney-in-Fact
Lois Borntrager
By: Curtis Borntrager, Attorney-in-Fact

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, Curtis Borntrager, 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 on behalf of Floyd Borntrager and Lois Borntrager as his/her/their Attorney in Fact as the free act and deed of the within named Floyd Borntrager and Lois Borntrager.

Witness my hand and official seal at Nashville, Tennessee the 30th day of June, 2017.

My Commission Expires: 7.2.18

Notary Public

