Bill Garrett Davidson County
Batch# 318 **DEEDWARR**
09/12/2017 10:09:30 AM 2 pgs
Fees: $13.00 Taxes: $64.75

20170912-0093211

WARRANTY DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

M-KR-17-131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Soon Chung	**New Owner**	
(NAME)	(NAME)	
2006 Daylily Drive		**060-04-0-019.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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 consideration, the receipt of which is hereby acknowledged, **ALEXANDER ALAKA AND WIFE, JANET G. OBISESAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOON CHUNG, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Linden Grove of record in Plat Book 1835, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but expressly excluded from this conveyance is the following described property which was conveyed to Marvin D. Dillingham and wife, Christine J. Dillingham by Deed of record in Book 6954, Page 860, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 3 on the Plan of Linden Grove, as of record in Book 1835, Page 89, Register's Office for Davidson County, Tennessee, described as follows:

Said Westerly one-half of Lot No. 3 fronts 125 feet on the Northerly side of Ewing Lane and runs back 199.8 feet to on the Westerly line and 200.5 feet on the Easterly line to a dead line in the rear which is a broken line and measures 125 feet on said dead line.

Being the same property conveyed to Alexander Alaka and wife, Janet G. Obisesan by Warranty deed from Evelyn B. Flatt, unmarried of record in Instrument No. 20000104-0000796 Register's Office for Davidson County, Tennessee, dated January 03, 2000 and recorded on January 04, 2000.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 1835, Page 89, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2018, Page 189, as amended in Book 2332, Page 521, Book 4252, Page 99, and Book 4337, Page 453, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **131 Ewing Drive, Nashville, Tennessee 37207**.

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; 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 the 29th DAY OF AUGUST, 2017.

Alexander Alaka

Janet G. Obisesan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER ALAKA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2017.

Notary Public
My Commission Expires: 3-3-20
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET G. OBISESAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2017.

Notary Public
My Commission Expires: 3-3-20
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212