WARRANTY DEED

Bill Garrett Davidson County
Batch# 25842 DEEDWARR
11/15/2017 11:53:43 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20171115-0117445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kun Soo An and Misuk An, husband and wife	Kun Soo An and Misuk An, husband and wife	15010009500
(NAME) 113 Heartely Court	(NAME) 113 Heartely Court	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
HAROLD W. DONALDSON, JR. AND CAROLYN W. DONALDSON, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KUN SOO AN AND MISUK AN, HUSBAND AND 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:

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Towne Village of the Country, Section Three, as of record in Book 5200, Page 268 and 269, Register's Office for said County, to which reference is here made for a more complete description.

BEING the same property conveyed to Harold W. Donaldson, Jr. and Carolyn W. Donaldson by Quitclaim Deed from Brenda J. Fisher, Trustee, of record in Book 6379, Page 77, dated September 10, 1984, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5635, Page 545, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 5200, Page 268 and 269, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3017 Towne Valley Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (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 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 our hands this 14th day of November, 2017.

Harold W. Donaldson, Jr.

Carolyn W. Donaldson

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 Harold W. Donaldson, Jr. and Carolyn W. Donaldson, husband and wife, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this November 14, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.