Bill Garrett Davidson County
Batch# 32593 DEEDWARR
12/04/2017 10:06:15 AM 2 pgs
Fees: $13.00 Taxes: $676.73

20171204-0123212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Williamson
Affiant

Subscribed and sworn to before me, this 29TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: ~~11/03/18~~ 6/19/18

(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan Yun, an unmarried woman	new owner (NAME)	
518 Monica Avenue (ADDRESS)	(ADDRESS)	034-05-0-038.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jamie S. Thomas n/k/a Jamie S. Biggs, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Susan Yun, an unmarried woman, hereinafter called the Grantees, their heirs 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. 57 ON THE MAP OF GATEWOOD, SECTION 1, OF RECORD IN BOOK 3300, PAGES 47 THROUGH 52, INCLUSIVE, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMIE S. THOMAS, UNMARRIED, JAMES L. THOMAS AND WIFE, MARILYN S. THOMAS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM LENA G. H. MYKITTA, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20050802-0090567, DATED JULY 27, 2005 AND RECORDED ON AUGUST 02, 2005; AND FURTHER BEING THE SAME PROPERTY CONVEYED TO JAMIE S. THOMAS, UNMARRIED BY QUITCLAIM DEED FROM JAMIE S. THOMAS, UNMARRIED, JAMES L. THOMAS AND WIFE, MARILYN S. THOMAS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, OF RECORD IN INSTRUMENT NO. 20120627-0056280, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 19, 2012 AND RECORDED ON JUNE 27, 2012.
JAMIE S. THOMAS IS NOW KNOWN AS JAMIE S. BIGGS AND AS PURSUANT TO FINAL DECREE OF DIVORCE UNDER CASE NO. 16961 IN THE CHANCERY COURT FOR CHEATHAM COUNTY, TENNESSEE, STEVEN ROY BIGGS RELINQUISHED ALL RIGHTS AND CLAIMS TO AFOREMENTIONED PR

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 518 Monica Avenue, Goodlettsville, TN 37072
(House Number) (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 my/our hand(s) this 29th day of November, 2017.

WARRANTY DEED
(Continued)

Jamie S. Biggs

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie S. Biggs, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072