Bill Garrett Davidson County
Batch# 57000 DEEDWARR
02/08/2018 01:34:33 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20180208-0012910

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1804651

NEW OWNER:
Jose L. Yanes
Soraya Esteves De Yanes
342 Squirrel Ridge Way
Danville, CA 94506

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
172-12-0D-339.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jihyun Song and Young Song, wife and husband,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Jose L. Yanes and Soraya Estevez De Yanes, Trustees of The Yanes Family Living Trust, u/a/d July 30, 2003,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. N-5 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Jihyum Song and Young Song, wife and husband, from Jami E. Foster Smith, fka Jami E. Foster and husband, Sean O. Smith by Warranty Deed, dated 10/17/17, of record in Instrument No. 20171026-0109840, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.

2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Jihyun Song and Young Song, wife and husband,** does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Jihyun Song and Young Song, wife and husband,** further covenants and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **7223 Althorp Way, Nashville, TN 37211.**

Executed on this 23rd day of January, 2018.

Jihyun Song

Young Song

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Jihyun Song and Young Song, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of January, 2018.

Notary Public

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 23rd day of January, 2018.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____