Bill Garrett Davidson County
Batch# 63477 DEEDWARR
02/28/2018 10:51:50 AM 2 pgs
Fees: $13.00 Taxes: $1,356.98

20180228-0018736

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $366,750.00.

Affiant Amy Dieterle

Subscribed and sworn to before me, this 23rd day of February, 2018.

Notary Public Tabatha Edwards

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Tucker Gentry and Rachel Catherine Gentry	William Tucker Gentry and Rachel Catherine Gentry	172-05-0B-139.00-CO
428 Carphilly Court	428 Carphilly Ct	
Brentwood, TN 37027	Brentwood Tn 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Seok P. Bae and wife, Hyun M. Hwangbo

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rachel Catherine Gentry and William Tucker Gentry, wife and husband

(hereinafter called the "Grantee"), his 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 Lot No. 25 on the Plan of Final Plat for Sterling Oaks, Phase III (Edmondson Way P.U.D) of record in Plat at Instrument No. 20001122-0115320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seok P. Bae and wife, Hyun M. Hwangbo by Warranty deed from William C. Carter and wife, Amy A. Carter of record in Instrument No. 20031208-0175706 Register's Office for Davidson County, Tennessee.

This is improved property known as **428 Carphilly Court, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of February, 2018.

Seok P. Bae

Hyun M. Hwangbo

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Seok P. Bae and Hyun M. Hwangbo, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of February, 2018.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 18-001022-524

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

SP 11/2015