Tax Liability & Owner:
Mojtaba Rabiei
9400 Addie Glenn Circle
Brentwood, Tennessee 37027

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
117 South Spring Street
Manchester, Tennessee 37355

Map & Parcel 034 13 0 137.00 & 329.00

Bill Garrett Davidson County
Batch# 75741 DEEDWARR
04/03/2018 09:17:15 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20180403-0030827

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN J. YOON and SUSIE M. YOON, husband and wife, have bargained and sold and by these presents do hereby transfer and convey unto MOJTABA RABIEI, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

Tract No. 1: Land in Davidson County, Tennessee, being Lot Nos. 3, 4 and 5 of Block "C" on the Map of East Lawn as of record in Book 547, page 153 and 154, Register's Office for Davidson County, Tennessee, and being that property described in Deeds of record in Book 3763, page 235 and Book 4068, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Tract No. 2: Land in Davidson County, Tennessee, being Lot No. 6 of Block "C" on the Map of East Lawn as of record in Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 58.70 feet on the southerly side of McKinley Street and runs back 120 feet on the easterly side and 123.50 feet on the westerly side to a dead line, measuring 87.06 feet thereon.

And being the same property conveyed to John J. Yoon and wife, Susie M. Yoon, husband and wife, by Warranty Deed from Julian H. Williams, unmarried, and Dinah S. Williams, unmarried, dated April 1, 2004 and recorded on April 7, 2004 at 8:15 A.M. as Instrument Number 20040407-0039185, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on subdivision plat for East Lawn Subdivision of record in Plat Book 547, page 153 and Re-Subdivision of a portion of East Lawn Subdivision of record in Book 5935, Page 738, Register's Office of Davidson County, Tennessee.

This property is conveyed subject to a first right of refusal in favor of the grantors, John J. Yoon and wife, Susie M. Yoon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MOJTABA RABIEI, his heirs and assigns, forever.

AND WE DO COVENANT with MOJTABA RABIEI, 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.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title of said land to MOJTABA RABIEI, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 21st day of March, 2018.

John J. Yoon

Susie M. Yoon

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOHN J. YOON and SUSIE M. YOON, husband and wife, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of March, 2018.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 18, 2022

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 21st day of March, 2018.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: January 18, 2022