Bill Garrett
Batch# 93129
05/16/2018 02:09:40 PM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDWARR
2 pgs

20180516-0046833

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-43466

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-13-19

(AFFIX SEAL)

DOROTHY E. WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: 18-0298

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Hyunho Cho	New Owner	#08302016200
(NAME)	(NAME)	
301 Chapel Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty Thousand And No/100 Dollars ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ASHLEY M. HAYES, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL HYUNHO CHO AND BOHYUN YIM, 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:

Being Lot 44 on the Plan showing subdivision of Lots 8 and 9 and 10 and part of Lot No. 7 in Block "A", Lots 13 and 14 in Block "B" and all of "Block C" in the Subdivision of the Weakley Place, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet on the westerly side of Chapel Avenue, and runs back 132 1/2 feet on the north line and 146 1/2 on the south line, with the northerly margin of Benjamin Street to a dead line and shows 70 feet on said dead line.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT:

Right of Way Acquisition
Beginning at a point on the present Northerly right of way line of Benjamin Street, said point being South 74 degrees 00 minutes 30 seconds West, a distance of 5.19 feet from the Southeast corner of property, shown on Tax Map 083-02, Parcel 162.00, said point being 27.90 feet left of Sta 28+14.47 of Project No. 03-M-34 on file at the Public Works Department of Davidson County, Tennessee, said point being the Point of Beginning.

Thence leaving the present Northerly right of way line of Benjamin Street, with the proposed R-O-W of Benjamin Street along a curve to the left having a radius of 5.00 feet, a length of 8.04, a chord bearing of North 27 degrees 57 minutes 12 seconds East and a chord length 7.20 feet, to a point in the Present Westerly R-O-W of Chapel Avenue;

Thence with the Westerly R-O-W of Chapel Avenue South 18 degrees 06 minutes 13 seconds East, a distance of 5.19 feet to a point;

Thence with the present Northerly R-O-W of Benjamin Street South 74 degrees 00 minutes 39 seconds West, 5.19 feet to the point of beginning.

Said portion of land contains 6 square feet, or 0.001 acres more or less.

Temporary Construction Easement
Being a strip of land 14.00 feet in width and 141. 32 feet in length, and a strip of land 10.00 feet in width and 37.65 feet in length starting at 27.46 feet left if Sta 26+73.16 running parallel to the existing right of way of Benjamin Street and Chapel Avenue;

Said portion of land contains 2121 square feet or 0.0487 acres more or less.

BEING the same property conveyed to Ashley M. Hayes by Quitclaim Deed from Priscilla Hayes, of record in Instrument 20150911-0092595, dated September 10, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 12, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 301 Chapel Avenue, Nashville, TN 37206
(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 30th day of April, 2018.

Ashley M. Hayes

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 Ashley M. Hayes, an unmarried woman, 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 April 30, 2018.

Notary Public

My Commission Expires:

3/10/19

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.