Bill Garrett Davidson County
Batch# 99517 DEEDWARR
06/04/2018 10:08:49 AM 2 pgs
Fees: $13.00 Taxes: $1,417.10
20180604-0052833

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

File # 1804994

NEW OWNER:
Tavy L. Cain
7249 Autumn Crossing W, New Owner
Brentwood, TN 37027

SEND TAX BILL TO:

MAP & PARCEL:
181-10-A-236.00

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, **Scott Pak and Mihyun R Pak, husband and wife,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Tavy L. Cain, JR, a single man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Being Lot No. 701 on the Plan of Final Plat Phase Seven Autumn Oaks Subdivision of record in Instrument No. 20050725-0086194; Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott Pak, a married man, by Warranty Deed from Corinthian Custom Homes, Inc., dated 6/16/2006 and recorded 6/21/2006, of record in Instrument No. 20060621-0073938, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 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 heirs and assigns, forever;

AND **Scott Pak and Mihyun R Pak, husband and wife,** do 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 **Scott Pak and Mihyun R Pak, husband and wife,** further covenant 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: 7229 Autumn Crossing Way, Brentwood, TN 37027

Executed on this 1st day of June, 2018.

Scott Pak

Mihyun R Pak

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Scott Pak and Mihyun R Pak, husband and wife**, 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 1st day of June, 2018.

Notary Public

My Commission Expires: 7-6-20

ADRIENNE PATRICE BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $383,0[illegible]

Affiant

Sworn to and subscribed to me, the undersigned, 1st day of June 2018.

Notary Public

My Commission Expires: 7-6-20

ADRIENNE PATRICE BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020