Bill Garrett Davidson County
Batch# 106015 DEEDWARR
06/19/2018 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20180619-0058601

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

6/15/18
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Set Byol Park	United Wholesale Mortgage	187090A19400CO
(NAME)	(NAME)	
2163 Kirkwall Dr.	1414 E. Maple Road	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marvin A. Teske and Glenda M. Teske**, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Set Byol Park and Seang E. Park, wife and husband**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 as shown on the Plan of Burkitt Village, Phase One, Section One, of the record as Instrument No. 20130719-0075067 and corrected by Surveyor Certificate of Correction at Instrument 201308050081861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Marvin A. Teske and Glenda M. Teske, husband and wife by Warranty Deed dated 11/20/2014 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 201411210107505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2163 Kirkwall Dr., Nolensville, TN 37135
(House Number) (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 15th day of June, 2018.

Marvin A. Teske

Glenda M. Teske

State of Tennessee
County of Davidson

On this 15th day of June, 2018, before me, a Notary public in and for said County and State, personally appeared Marvin A. Teske and Glenda M. Teske, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: 5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Ernest D. Bennett, III (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 7-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 7, 2020