WARRANTY DEED

Bill Garrett Davidson County
Batch# 111725 DEEDWARR
07/02/2018 02:19:18 PM 2 pgs
Fees: $13.00 Taxes: $1,280.20

20180702-0063990

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven Scott Glass	AmeriBank, a Corporation	173-10-0C-017.00-CO
(NAME)	(NAME)	
168 Blackpool Drive	1800 Parkway Place, Suite 820	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **YEONG S. BAEK AND WIFE, MIYEON BAEK,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **STEVEN SCOTT GLASS,** 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Final Plat, Delvin Downs, Phase 1 of record in Plat at Instrument No. 20070807-0094328, 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 a portion of the same property conveyed to Harvest Homes, LLC, a Tennessee limited liability company by Special Warranty deed from Urban Land Development, LLC, a Tennessee limited liability company of record in Instrument No. 20080403-0033658, Register's Office for Davidson County, Tennessee, dated March 28, 2008 and recorded on April 03, 2008 and Scrivener' s Affidavit recorded on October 02, 2008, in Instrument No. 20081002-100339, Register's Office for Davidson County, Tennessee; and further

Being a portion of the same property conveyed to Mundaca Financial Services, LLC by Substitute Trustee's deed from Jackson & Associates, PC, as Substitute Trustee of record in Instrument No. 20160420-0038220 Register's Office for Davidson County, Tennessee; and further

Being a portion of the same property conveyed to Lake Forest Homes, Inc., a Tennessee Corporation by Warranty deed from Mundaca Financial Services LLC, a Tennessee limited liability company of record in Instrument No. 20161017-0109351 Register's Office for Davidson County, Tennessee; and further

Being the same property conveyed to Yeong S. Baek and wife, Miyeon Baek by Warranty deed from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20170802-0078703 Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 168 Blackpool Drive, Cane Ridge, TN 37013
(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 28th day of June, 2018.

Yeong S. Baek

Miyeon Baek

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Yeong S. Baek and wife, Miyeon Baek with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th of June, 2018.

Notary Public

My Commission Expires: 10/3/21

(SEAL)