WARRANTY DEED

Bill Garrett Davidson County
Batch# 128272 DEEDWARR
08/13/2018 11:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20180813-0079647

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Ralph Lynn, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soon Bok Seo	Same as new owner	142-00-0-211.00
(NAME)	(NAME)	
1112 Harpeth Mill Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, RALPH LYNN, JR., HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO SOON BOK SEO, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of the Re-subdivision of Reserved Parcel "A" of the Bernie Terrell Property of record in Book 5190, page 186, Register's Office for Davidson County, Tennessee. and being more particularly described according to a Boundary Survey by Ragan, Smith and Murphy Associates, Inc., dated July 30, 1984, as follows:

Beginning at an iron pin at the southerly end of the southwesterly return curve at the intersection of Highway 70-South and the road leading to the Iroquois Apartments; also being the proposed extension of Old Hickory Boulevard; thence, along and with the western right-of-way margin of the road leading to Iroquois Apartments a distance of 172.63 feet to an existing Iron pin, being the point of beginning of the herein described tract; thence,

Continuing with the western right-of-way margin of the road leading to Iroquois Apartments and being a curve to the right having a radius of 981.66 feet and a length of 27.06 feet; said curve has a chord bearing and distance of S 14° 53' 23" E 27.060 feet to an existing iron pin, thence,

S 2° 05' 34" E 78.51 feet to an iron pin set; thence,

S 22° 15' 41" W 8.27 feet to an existing railroad spike; thence,

N 82° 05' 33" W 35.77 feet to an existing railroad spike; thence,

S 85° 43' 50" W 87.43 feet to an existing railroad spike; thence,

S 80° 39' 0"' W 80.95 feet to an iron pin set; thence,

Leaving the road to Iroquois Apartments and with the easterly line of Marvin Hopper Ent. Inc. of record in Book 5182, page 105, R.O.D.C. TN N 18° 21' 44" W 91.08 feet to an existing iron pin; thence,

N 9° 09' 57" W 16.48 feet to an existing iron pin; thence,

Leaving Marvin Hopper Era. Inc. property and with the Gulf Oil Corporation property N 77° 31' 13" E 91.57 feet to an iron pin set thence,

S 87° 34' 14" B 41.86 feet to an iron pin set; thence,

N 83° 32' 29" E 65.38 feet to an existing iron pin; thence,

S 88° 00' 31" E 30.96 feet to the point of beginning and containing 0.55 acres more or less.

Being the same property conveyed to RALPH LYNN, JR., by deed from DODGE CLEANERS, INC., FORMERLY B & B OF NASHVILLE, INC., of record in Book 7421, page 65, dated December 4, 1987, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the Reserved Parcel "A" of the Bernie Terrell Property of record in Book 5190, page 186, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 115 Old Hickory Blvd., Nashville, TN 37221

(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 10th day of August, 2018.

Ralph Lynn, Jr.

Ralph Lynn, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph Lynn, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 10th day of August, 2018.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper):

