WARRANTY DEED

Bill Garrett Davidson County
Batch# 134267 **DEEDWARR**
08/28/2018 03:27:28 PM 2 pgs
Fees: $13.00 Taxes: $3,774.00

20180828-0085370

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,020,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/10/19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jayhawk Partners, G.P. 2805 Clarksville Pike Nashville, TN 37208	JAYHAWK PARTNERS, G.P. 2905 SNOWDEN ROAD NASHVILLE, TN 37204	081-02-184.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Yeongsu Baek and Miyeon Baek, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jayhawk Partners, G.P., hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Tract No. 9 on the Plan of the G. W. Ankenbauer Estate as divided in Chancery Court under Rule No. 65611 and described according to a survey dated November 28, 1972, made by Kohl-Goode and Associates, as follows:

Beginning at an iron pin on the westerly margin of 28th Avenue North, said point being south 34 degrees 10' West 200 feet from the southwest intersection of 28th Avenue, North and Clarksville Highway, said beginning point also being the southeast corner of Lot No. 1 on a plat showing a resubdivision of a part of Lot No. 9 of the G. W. Ankenbauer Estate as of record in Book 4470, page 98, Register's Office for Davidson County, Tennessee; thence with said 28th Avenue North, South 34 degrees, 10' West 49.35 feet to an iron pin, the northeast corner of the property conveyed to Walter Reed Capps, et al by Deed of record in Book 3841, page 901, Register's Office for said County; thence along the line of said conveyance North 76 degrees 59' West 214.45 feet to an iron pin in the east line of the property conveyed to George Cole and wife, by deed of record in Book 3673, page 307, said Register's Office; thence with Cole's east line North 34 degrees 10' East 326.73 feet to an iron pin in the southerly margin of Clarksville Highway; thence with the margin of said South 55 degrees 50' East 140 feet to an iron pin in the northwest corner of said Lot No. 1; thence with Lot No. I South 34 degrees 10' West 200.0 feet to an iron pin; thence South 55 degrees 50' East 60 feet to the beginning.

Less & Except that portion of the above described property conveyed to the Metropolitan Government of Nashville and Davidson County in book 4862, Page 471, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yeongsu Baek and wife, Miyeon Baek by special warranty deed from Fifth Third Bank, N.A. of Tennessee of record in Instrument No. 20070116-0006343 Register's Office for Davidson County, Tennessee, dated 01/12/2007 and recorded on 01/16/2007.

Being also known as 2805 Clarksville Pike Nashville, Tennessee 37208.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This conveyance is subject to an easement of record in Instrument No. 20180828-0085869 Register's Office for Davidson County, Tennessee, dated 08/17/2018 and recorded herewith.

This is unimproved ☐ improved ☒ property know as: 2805 Clarksville Pike, Nashville, TN 37208

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 my/our hand(s) this the 17th day of August, 2018.

Yeongsu 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 Yeongsu Baek and 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 17th of August, 2018.

Notary Public

My Commission Expires: 6/22/20
(SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County