Karen Y Johnson Davidson County
Batch# 162764 DEEDWARR
11/20/2018 03:38:36 PM 2 pgs
Fees: $13.00 Taxes: $407.00
20181120-0114368

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Meredith May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: 9/7/2020
File No. G18-3707

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jung H. Lee and Sue Lee (NAME)	NEW OWNER (NAME)	07109005900
4313 WALLACE LANE (STREET ADDRESS)	(STREET ADDRESS)	
NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Larry Guthrie and Linda Pearl Guthrie, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jung H. Lee and Sue Lee, husband and wife,** 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 the easterly one-half Lot No. 11 on the Map of W.H. Nance Subdivision of Lot 14 on the Plan of Brooklyn as of record in Plat Book 332, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Easterly one-half of Lot No. 11 fronts 80 feet on the Southerly aide of Seminary Street, formerly Page Street, and runs back between parallel lines, 100 feet to the Northerly line of Lot No. 12.

Being the same person conveyed to Walker Bryant and wife, Ruby Bryant by deed from Ewing O. Harper, Jr., and wife, Lillian G. Harper of record in Book 2484, Page 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Guthrie and wife, Linda Pearl Guthrie, by deed from Walker Bryant and wife, Ruby Bryant, recorded May 6, 1988, of record in Book 7537, page 196, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry Guthrie, and wife, Linda Pearl Guthrie by Deed dated May 5, 1988

from Walker Bryant and wife, Ruby Bryant, recorded May 6, 1988, in Book 7537, Page 196, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332, page 14, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1703 Seminary Street, Nashville, TN 37207.

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. Whenever 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 19th day of November, 2018.

Larry Guthrie

Linda Guthrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2018, before me personally appeared Larry Guthrie and Linda Guthrie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 19th day of November, 2018.

Notary Signature
My commission expires: 3/21/25

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066