39B

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Seung Baek Yi and Zahra Shajani Yi 5209 Nevada Avenue Nashville, TN 37209	Wells Fargo 101 N Phillips Ave Sioux Falls, SD 57104	091-15-0-136.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHRISTOPHER J. DEMETRA AND WIFE, HEATHER M. DEMETRA,** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **SEUNG BAEK YI AND ZAHRA SHAJANI YI, HUSBAND AND WIFE,** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors 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. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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.

Karen Johnson Davidson County
Batch# 224841 DEEDWARR
05/02/2019 11:53:14 AM 3 pgs
Fees: $18.00 Taxes: $3,085.80
20190502-0040897

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 1st day of May, 2019.

CHRISTOPHER J. DEMETRA

HEATHER M. DEMETRA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **CHRISTOPHER J. DEMETRA AND HEATHER M. DEMETRA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 1st day of May, 2019.

Notary Public

My Commission Expires: 9/7/21

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$834,000.00.**

Sworn to and subscribed before me this 1st day of May, 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA T. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being the West 50 feet of the East 260 feet of the North part of Block 15 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park, as of record in Book 421; Page 18, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the South side of Nevada Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to CHRISTOPHER J. DEMETRA AND WIFE, HEATHER M. DEMETRA, by deed from BRENT E. CRAIG AND WIFE, CARMEN CRAIG, of record in Instrument No. 2015022-0009700, dated January 29, 2015, said Register's Office.