WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 03/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances B. Sexton Brian E. Sexton	Same as Owner	063-08-0-225.00
(NAME)	(NAME)	
1633 Stokely Lane		Karen Johnson Davidson County Batch# 238928 DEEDWARR 06/05/2019 10:03:30 AM 3 pgs Fees: $18.00 Taxes: $1,846.30 20190605-0053678
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Paul Park and Hyun Hee Park, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Frances B. Sexton and Brian E. Sexton, wife and husband,** 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. 105, Phase One, Cleveland Hall Subdivision, as shown on the plat of record in Book 11700, Page 51, and as correct in Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul Park and wife, Hyun Hee Park by Warranty Deed from Joiner Homes, Inc., dated July 2, 2002 and recorded July 16, 2002 in Instrument No. 20020716-0085387, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2019 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Plat Book 11700, page 51 and as correct in Instrument No. 19991209-0301378, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 11725, page 76; amended in Instrument Nos; 20050307-0024504, 20051202-0144894, 20060113-0005680, 20071220-0146113, 20080208-0013290 and 20081014-0103112, said Register's Office.

Subject to HOA Charter of record in Book 11725, page 70, said Register's Office.

Subject to a Bellsouth Telecommunication easement of record in Book 11720, Page 325; Easement of record in 7994, Page 173, Book 8006, Page 677 and Book 8068, Page 524 , said Register's Office.

Subject to Conveyance of Common Areas in Instrument No. 20130816-0086466, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1633 Stokely Lane, Nashville, TN 37138
(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 my/our hands this 4th day of June, 2019.

Paul Park

Hyun Hee Park

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 4th day of June, 2019.

Notary Public

My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20192045

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-22-2021