WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2020

Notary Public

MY COMMISSION EXPIRES: 2.19.24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-030573

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNERS	MAP-PARCEL NO.(S)
Haywood Lane Inc., a Tennessee Corporation	~~Man Un Lee and Young L. Lee~~	
3906 Apache Trail (NAME)	3906 Apache Trail (NAME)	
Haywood Square (ADDRESS)	Haywood Square (ADDRESS)	148-10-0-139.00
Antioch TN 37013 (CITY) (STATE) (ZIP)	Antioch TN 37013 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS ($1,600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MAN UN LEE AND YOUNG L. LEE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAYWOOD LANE INC., A TENNESSEE CORPORATION, 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. 1 of the Subdivision of Reserved Parcel "B" of Phillips 66 Park of record in Plat Book 4300, Page 157, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument found at the Northwest corner of the parcel described herein, said point being further described as being 240.0 feet from the centerline of Apache Trail and being the Northeast corner of Phillips 66 Company Property (Deed Book 7843, Page 844), Plat Book 3842, Page 209, Register's Office for said County and in the South boundary of the right of way of Haywood Lane; thence with said Haywood Lane, South 74 degrees 05 minutes 00 seconds East 162.97 feet to a concrete monument found; thence South 16 degrees 43 minutes 52 seconds West 219.03 feet to an iron pin set; thence with Leisery, Inc. (Deed Book 9157, Page 444, Plat Book 4300, Page 157, RODC) South 61 degrees 02 minutes 46 seconds West 267.06 feet to an iron pin found at a point of curvature and being the Southwest corner of the Leisery, Inc. property (Deed Book 9157, Page 444, Plat Book 4300, Page 157, RODC) and in the East boundary of the right-of-way of Apache Trail; thence with Apache Trail along a curve to the right having a radius of 620.00 feet, a delta angle of 18 degrees 28 minutes 56 seconds, a tangent length of 100.87 feet, an arc length of 200.00 feet, a chord bearing of North 18 degrees 44 minutes 05 seconds West, and a chord distance of 199.13 feet to an iron pin set in the East boundary of the 60 foot right of way of Apache Trail and being the Southwest corner of the Phillips 66 Company property (Deed Book 7843, Page 844, Plat book 3842, Page 209, RODC); thence with Phillips 66 Company South boundary North 80 degrees 36 minutes 51 seconds East, 200.13 feet to an iron pin set at the Southeast corner of the Phillips 66 Company property (Deed Book 7843, Page 844, Plat Book 3842, Page 209, RODC); thence with Phillips 66 Company East boundary North 02 degrees 17 minutes 50 seconds East, 162.65 feet to the point of the beginning.

Being the same property conveyed to Man Un Lee and Young L. Lee by Warranty deed from Hagood-Haywood Square, LLC, a Tennessee Limited Liability Company of record in Book 11605, page 455, Register's Office for Davidson County, Tennessee, dated August 2, 1999 and recorded on August 4, 1999.

Karen Johnson Davidson County
Batch# 381769 DEEDWARR
04/03/2020 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20200403-0036021

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3906 Apache Trail, Haywood Square, Antioch, TN 37013
(House No.) (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 hand(s) this the 31st day of March, 2020

Man Un Lee

Young Lan Lee

Young L. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of March, 2020, before me personally appeared Man Un Lee and Young L. Lee, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the31st day of March, 2020.

Jon Perry

Notary Public

My Commission Expires: 9-27-23

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

