WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 01/22/04 10:05 2pgs
Fees:13.00 Taxes:251.60

20040122-0008487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Monica D Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2004.

Brenda K Blaine
Notary Public

MY COMMISSION EXPIRES: May 23, 2006.
(AFFIX SEAL)

BRENDA K BLAINE NOTARY PUBLIC AT LARGE DICKSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
First National Title of Nashville, LLC, 1130 8th Avenue South, Suite 303, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darlene F. Brady, c/o Monica Edwards	Darlene F. Brady, c/o Monica D. Edwards	
(NAME) 1130 8th Avenue South	(NAME) 1130 8th Avenue South	Map 108.03
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	Parcel 195.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **HUI YONG KIM**, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARLENE F. BRADY**, an unmarried person, 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. 54B, Patio Villa, Section 5, Zone Lot Division of Lots 54 and 55, as of record in Book 6250, Page 726, said Register's Office to which plan reference is herein made for a more complete description.

Being the same property conveyed to David Oddie et ux Hui Yong Oddie, by deed from Intercontinental Builders, dated November 25, 1985, of record in Book 6717, Page 683, Register's Office for Davidson County, Tennessee. Also being the same property in which David Oddie conveyed his interest to Hui Yong Kim (formerly Hui Yong Oddie) by Quitclaim Deed dated July 12, 2001, of record in Instrument No. 20010827-0091999, said Register's Office.

This conveyance is subject to: 1) Property taxes and special assessments which have been prorated and assumed by the Grantee herein; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3075 Casa Drive, Nashville, TN 37214
(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 hand this 16th day of January, 2004.

Hui Yong Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Brenda S. Lane, a Notary Public in and for said State and County, Hui Yong Kim, an unmarried person, the within named bargainor(s), with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged under oath that he/she/they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and official seal at 1130 8th Avenue South, Nashville, Tennessee, 37203, on this 16th day of January, 2004.

Commission expires: May 23, 2006

NOTARY PUBLIC

Brenda S. Lane
NOTARY PUBLIC
State of Tennessee