File No. 250400109

# WARRANTY DEED

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES: FEBRUARY 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Kristina Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2005.

Sandra S. Tomlin
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/19/05 13:23 2 pgs
Fees:13.00 Taxes:721.50

20050419-0043480

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shannon F. Sweeney | New Owner | 131-6-0-E-306.00 |
| (NAME) | (NAME) | |
| 306 Boxmere Place | | |
| (ADDRESS) | (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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Doug U. Hong and wife, Kyong O. Hong**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon F. Sweeney,** HEREINAFTER CALLED THE GRANTEE(S), HER 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 Unit No. 306 as described in Plat Book 6250, Page 649 and by Exhibit to the Master Deed establishing Burton Hills, Village of Boxmere, Phase I, A Condominium of record in Book 6666, Page 749 (erroneously referred to as Book 6666, Page 790 in prior Deed), as amended in Book 6908, Page 738, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Doug U. Hong and wife, Kyong O. Hong by Special Warranty Deed dated May 30, 1991 of record in Book 8366, Page 335, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, Page 522, as amended in Book 6778, Page 536; Master Deed and By-Laws of record in Book 6666, Page 749, as amended to add units 301-312 in Book 6908, Page 738; Amendment to By-Laws of record in Book 6911, Page 831; Agreement for Open Space of record in Book 6655, Page 47 and Book 6470, Page 383; Charter for Burton Hills Homeowners' Association of record in Book 6517, Page 505, as amended in Book 6921, Page 216; Charter for Burton Hills Recreational Association of record in Book 6517, Page 511, as amended in Book 6921, Page 214; Charter for Burton Hills Village of Boxmere Phase I Homeowners' Association of record in Book 6665, Page 6, as amended in Book 6921, Page 218; Water and Sewer Easement of record in Book 7240, Page 543, Book 7240, Page 559, Book 7240, Page 585 and Book 7240, Page 605; Boundary Plat of record in Book 6250, Page 649; all matters shown on Exhibit A and Exhibit B of Master Deed of record in Book 6666, Page 749, as amended in Book 6908, Page 738, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 306 Boxmere Place, Nashville, TN 37215
(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 GRANTEE(S), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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 12th day of April, 2005.

Doug U. Hong

Kyong O. Hong

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Doug U. Hong and wife, Kyong O. Hong the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/12/2005

Witness my hand at office this. 12th day of April 2005

Commission expires: 10/22/05

SHEARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMM. EXP 10/22/05

Notary Public

**File Number: 250400109**

**RETURN TO:**

Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064