WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.

(AFFIX SEAL)

DELAINA DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 05/03/05 09:18 2 pgs
Fees:13.00 Taxes:257.15

20050503-0048970

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ki Seo		117-11-O-B-101-CO
(NAME)	(NAME)	
2014 B Overhill Dr.	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, Phillip M. Lee Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ki Seo, 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:

Being Unit No. G-5, in a horizontal property regime which is located on the Plat of Villager East Condominium Apartments of record in Book 5200, Page 235, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Together with an undivided interest in and to the general and/or restricted common areas and facilities of The Villager East Condominium Apartments, as said areas are set forth and defined in Master Deed of record in Book 5457, Page 298, as corrected in Book 5553, Page 336, all in the Register's Office of Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Phillip M. Lee, Jr., unmarried by warranty deed from Robert L. Babb filed of record 5/1/98 in Book 10910, Page 426, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plan of record in Book 5200, Page 235, Register's Office of Davidson County, Tennessee.

Subject to Master Deed as shown of record in Book 5457, Page 298, as corrected in Book 5553, Page 336, Register's Office of Davidson County, Tennessee.

Subject to the Charter of the homeowners association as shown of record in Book 5450, Page 744, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 5457, Page 338, Register's Office of Davidson County, Tennessee.

Subject to a Sanitary Sewer Easement as shown of record in Book 4110, Page 245, Register's Office of Davidson County, Tennessee.

Subject to any condominium association dues/maintenance fees that may be assessed.

unimproved ☐

This is improved ☒ property, known as 3600 Hillsboro Road Unit G-5, 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 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 27th day of April, 2005.

Phillip M. Lee Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Phillip M. Lee, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 27th day of April, 2005.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

