WARRANTY DEED

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **8th** day of **January, 2010**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Truman L. Bean and Kimberly M. Bean (NAME)	Same (NAME)	117-11-0-B-92-CO
10891 Belle Rive Drive (ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 01/14/10 13:36 3 pgs Fees:18.00 Taxes:379.44 **20100114-0003584**
Brentwood TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Ki Seo (also known as Kiup Seo)**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Truman L. Bean and wife, Kimberly M. Bean**, 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. F-12, 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 for Davidson County, Tennessee, to which plan reference is hereby made for a 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 Condominiums Apartments, as said areas are set for the and defined in Master Deed of record in Book 5427, page 298, as corrected in Book 5553, page 336, all in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Ki Seo by Warranty Deed from Bonnie Lee McCollum and Alice Jane Lee Devall, dated April 27, 2005 and recorded in Instrument No. 20050503-0048971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 3006 Hillsboro Pike F#12, Nashville, TN 37215

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 I do covenant

with the said Grantees that I am 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 I do further covenant and bind myself, my 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 **8th** day of **January, 2010**

Ki Seo (also known as Kiup Seo) by
Chris Cantrell, his Attorney-in-Fact

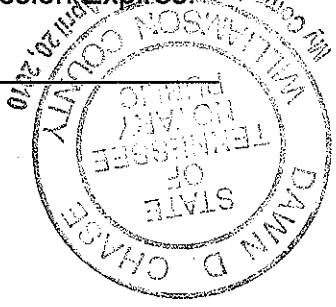
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Chris Canrell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ki Seo (also known as Kiup Seo)**, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20100114-0003583, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of **Ki Seo (also known as Kiup Seo)**, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 8th day of January, 2010.

Notary Public

My Commission Expires:



I, Dawn D. Chase 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 TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).