BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20100037120 DEEDWARRSP
Recvd: 06/18/10 09:41 2 pgs
Fees:13.00 Taxes:177.60
20100618-0047469

SPECIAL WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2010.

_____
Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Kim	New Owner	
(NAME) P.O. Box 331906	(NAME)	92-6-341
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **GREENBANK, A TENNESSEE BANKING CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DON KIM, UNMARRIED,** 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 part of Lot No.62 on the Map of L. C. Thuss' Subdivision of part of the Barrow Lands of record in Plat Book 547, Page 102, Register's Office of Davidson County, Tennessee, and part of an unnumbered lot immediately west of said Lot No. 62, on the Plan of Sam Lee's Lots, as of record in Plat Book 161, Page 90, said Register's Office, described together as follows:

Beginning on the northerly margin of Clifton Pike at the corner of Lot Nos. 61 and 62; thence with the margin of said Pike westwardly 60 feet to a point; thence with the margin of said Pike westwardly 60 feet to a point; thence northwardly 151 feet, more or less, to the southerly margin of an alley; thence with the margin of said alley eastwardly 33 1/2 feet, more or less, to the northeast corner of said Lot No. 62; thence southwardly with the line between said two lots 150 feet, more or less, to the point of beginning.

Being the same property conveyed to GreenBank by deed from A. J. Sharenberger, II, Successor Trustee, of record as Instrument No. 20100430-0032946, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes; and (b) all matters appearing on the plan of record in Book 161, page 90 and Book 547, page 102, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2832 Clifton Avenue, Nashville, TN 37209

(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.

Grantor does covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand this 17th day of June, 2010.

GreenBank,
a Tennessee banking corporation

By: _____ AVP
Terry R. Polman, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry R. Polman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 2010.

_____
Kevin D. Montgomery Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011