This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11251

BILL GARRETT, Davidson County
Trans:T20110024719 DEEDWARR
Recvd: 04/27/11 12:23 2 pgs
Fees:13.00 Taxes:1110.00
20110427-0032222

Send Tax Bills To:
Soo Y. Kim
140 Brighton Close
Nashville, TN 37205-2501

New Owner is:
Soo Y. Kim
4014 Vailwood Drive
Nashville, TN 37215

MAP: 117-13-0

PARCEL: 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bonnie D. Beasley, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Soo Y. Kim, married** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **4014 Vailwood Drive, Nashville, TN 37215**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Number 11 on the Map of Wallace Subdivision, Part Three, of record in Book 1130, page 82, Register's Office for said County.

Said Lot Number 11 fronts 97.6 feet on the easterly side of Vailwood Drive and runs back 201 feet on the notherly line and 202.5 feet on the southerly line, to a dead line on which it measures 100 feet.

Being the same property conveyed to William Malcolm Beasley and wife, Bonnie D. Beasley by Warranty Deed from Addison B. Scovill, Jr., and wife Ruth K. Scovill dated 10/13/49 and recorded 10/20/49 in Book 1761, page 459, Register's Office for Davidson County, Tennessee. The said William Malcolm Beasley having since died on 3/31/89 leaving said property vested solely in Bonnie D. Beasley.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to the property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

BDB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25th day of April, 2011.

GRANTOR(S):

Bonnie D. Beasley
BONNIE D. BEASLEY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bonnie D. Beasley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25th day of April, 2011.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**.

Bonnie D Beasley
AFFIANT

SWORN TO and subscribed before me this 25th day of April, 2011.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: _____