Box 13
#16373

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110034321 DEEDWARR
Recvd: 06/08/11 12:49 2 pgs
Fees:13.00 Taxes:851.00
20110608-0043896

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***230,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of June, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Sam A. Kim
7605 Hansrote Court
Nashville, Tennessee 37221

SEND TAX BILLS TO

SWBC
9311 San Pedro, Ste 125
San Antonio, TX 78216

MAP & PARCEL NOS.

MAP 141-14-0 A
PARCEL 023.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($***230,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Kum An Yi (aka Anna K. Yi), married, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Sam A. Kim, an unmarried man, and Binh Vay, a married woman, (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 Lot No. 23 on the Revised Plan of Hanover Park of Sheffield of record in Book 9700, pages 139, 140 and 141, as revised in Book 9700, pages 154, 155 and 156, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kum An Yi by Warranty Deed dated May 28, 2003, from Hassan Merani and wife, Jehan Merani, of record as Instrument No. 20030616-0082249 in the Register's Office for Davidson County, Tennessee.

Song U. Yi (aka Samuel U. Yi), spouse of Kum An Yi, joins in this conveyance to convey any interest he may have in the subject property, particularly any marital interest.

This is improved property known as 7605 Hansrote Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Revised Plan of Hanover Park at Sheffield of record in Book 9700, pages 139, 140 and 141, as revised in Book 9700, pages 154, 155 and 156, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 31 day of June, 2011.

Kum An Yi
(aka Anna K. Yi)

Song U. Yi
(aka Samuel U. Yi)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kum An Yi and Song U. Yi, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of June, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY