This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane, Suite F-103
Franklin, TN 37067
2012040002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $150,000.00

Sworn to and subscribed before me this 31 day of May, 2012.

Affiant

Notary Public

My Comm. Expires Jul. 20, 2015

Commission Expires:

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Charlie W. Cho		09209008400/Tract I
P. O. Box 330961	New Owner	09209015600/Tract II
Nashville, TN 37203		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Don B. Kim, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charlie W. Cho, married,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Tract I:

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

Land in Davidson County, Tennessee, Being Lot No. 13 on the Plan of Jackson's Subdivision of Marable Lands, or Ten acres in the 13th Civil District in the southwest corner of the Clifton Pike and Pilcher Avenue.

Said lot fronts 40 feet on Pilcher Ave and extends back 140 feet to an alley, according to the property description referenced in a previous deed of record in Book 2706, page 309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Don B. Kim, unmarried by deed from Caldwell Wright and Delores Wright, married of record in Instrument No. 20070223-0022919, Register's Office for Davidson County, Tennessee, dated February 15, 2007.

BILL GARRETT, Davidson County
Trans:T20120040265 DEEDWARR
Recvd: 06/01/12 10:45 2 pgs
Fees:13.00 Taxes:555.00
20120601-0047547

Tract II:

All that certain parcel of land situate in the county of Davidson and State of Tennessee being known and designated as follows:

Being Lot 9 on the Map of A.W. Wills Subdivision of part of the Barrow Lands, a Plan of which is recorded in Plat Book 161, page 107, of the Register's Office for Davidson County, Tennessee.

Said Lot is Triangular in shape and fronts seventy-two feet on the south side of Torbett Avenue and extends back southerly between lines 129 feet, more or less, on its easterly margin and 146 feet, more or less, on its westerly margin and along the easterly margin of Pilcher Avenue to a point.

Being the same property conveyed to Don Kim, a single person by deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20080610-0059829, Register's Office for Davidson County, Tennessee, dated May 20, 2008.

This is improved property known as **703 32nd Ave North & 3113 Torbett Street, Nashville, TN 37209.**

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs 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 whomsoever.

WITNESS my hand, this 31st day of May, 2012.

Don B. Kim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Don B. Kim, 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 [s]he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 31st day of May, 2012.

Notary Public

ELAINE PHELPS
Print Name of Notary Public

My Commission Expires: 9-3-2012

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012