WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R-VRES-12-1803-410

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marek Durakiewicz		
260 Stratton Pl. ~~1803 Broadway Apt 410~~	(NAME) 260 Stratton Pl.	
(ADDRESS) Brentwood, TN 37027 ~~Nashville, TN 37203~~	(ADDRESS) Brentwood, TN 37027	092160D41000CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MYUNG JIN KIM, A MARRIED MAN, AND CAROLINE KIM, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAREK DURAKIEWICZ AND EWA WILK-DURAKIEWICZ,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* married persons

LAND LYING AND BEING LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING UNIT 410 OF THE BRISTOL ON BROADWAY, A CONDOMINIUM, BEING A PORTION OF LOTS NOS. 142 AND 143 ON THE PLAN OF THE BOYD ADDITION TO NASHVILLE RECORDED DECEMBER 21, 1857, IN BOOK 21, PAGE 39, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO ALTA/ACSM AS-BUILT SURVEY PREPARED BY WAMBLE & ASSOCIATES, PLLC, DATED OCTOBER 4, 2002, UPDATED ON FEBRUARY 14, 2003. TOGETHER WITH ALL RIGHT, TITLE AND INTEREST RELATING TO SAID UNIT AS PRESCRIBED AND SET FORTH IN THE MASTER DEED FOR THE BRISTOL ON BROADWAY, A CONDOMINIUM, RECORDED UNDER INSTRUMENT NO. 20050517-0055639, AS AMENDED IN INSTRUMENT NO. 20060307-0026614 AND FURTHER AMENDED IN INSTRUMENT NO. 20070615-0071857, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID MASTER DEED AND ALL RECORDED AMENDMENTS AND EXHIBITS THERETO BEING BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE INTEREST HEREIN CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, AN UNDIVIDED .53% INTEREST IN THE COMMON ELEMENTS OF THE BRISTOL ON BROADWAY CONDOMINIUM.

TOGETHER WITH ONE PARKING STALL # 130

BEING THE SAME PROPERTY CONVEYED TO MYUNG JIN KIM, A MARRIED MAN AND CAROLINE KIM, AN UNMARRIED WOMAN BY DEED FROM BRISTOL ON BROADWAY, L.P., A TENNESSEE LIMITED PARTNERSHIP OF RECORD AT INSTRUMENT NO. 20050805-0092477, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 29, 2005 AND RECORDED ON AUGUST 5, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 39; INSTRUMENT NO. 20050517-0055639; INSTRUMENT NUMBER 200505170055639; INSTRUMENT 200603070026614; 200706150071857; INSTRUMENT 200710240125857, INSTRUMENT NUMBER 20071113-0132706; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; D) CONSERVATION ZONING AND URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BL2000-364 MADE APPLICABLE BY ORDINANCE NO. BL2000-476 OF RECORD IN THE METROPOLITAN CLERK'S OFFICE; AND E) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR MYUNG JIN KIM.

unimproved ( )
This is improved (X) property, known as 1803 Broadway Apt 410, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or T

BILL GARRETT, Davidson County
Trans:T20120084049 DEEDWARR
Recvd: 11/05/12 08:20 2 pgs
Fees:13.00 Taxes:740.00

20121105-0101365

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 25th day of October, 2012.

Myung Jin Kim by Will Sanford Attorney in Fact

Myung Jin Kim by Will Sanford as Attorney in Fact

Caroline Kim by Will Sanford Attorney in Fact

Caroline Kim by Will Sanford as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of October, 2012, before me personally appeared Will Sanford to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Myung Jin Kim and Caroline Kim and who acknowledged he/she/they executed the same as the free act and deed of the said Myung Jin Kim and Caroline Kim.

Witness my hand and official seal, this the 25th day of October, 2012.

Megan Paulus
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903