BILL GARRETT, Davidson County
Trans:T20130043854 DEEDWARR
Recvd: 05/24/13 14:24 2 pgs
Fees:13.00 Taxes:1239.50
20130524-0053041

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2013.

Notary Public
MY COMMISSION EXPIRES: 1-11-17
File No. G13-6348D

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Michael Mirshak (NAME) | Farmington Financial Group (NAME) | 131 5 C 509 CO |
| 509 Almonte Court (STREET ADDRESS) | 2002 Richard Jones Rd #300A (STREET ADDRESS) | |
| Nashville, TN 37215 (CITY) (STATE) (ZIP) | Nashville TN 37215 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Mihwa K. Yoon, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Mirshak,** 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 Unit No. 509, on the plan of Hillsborough Condominiums, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6822, page 721, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Mihwa K. Yoon, married from Douglas E. Henderson and wife, Gloria E. Henderson, by Deed dated August 6, 2010, as Instrument No. 201008100063098, in the Register's Office for Davidson County, Tennessee.

Jiseop Yoon joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6822, page 721, and Boundary Plat in Book 6250, Page 699, Register's Office for Davidson County, Tennessee.

3. Restrictions as recorded in Book 6566, page 4, and Boundary Plat in Book 6674, page 583, Register's Office for Davidson County, Tennessee.

4. Power of Attorney as recorded in Instrument No. 201008000063099, Register's Office for Davidson County, Tennessee.

5. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsborough Condominiums and recorded in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Book 6822, page 747, Register's Office for Davidson County, Tennessee.

7. Charter of Homeowner's Association of record in Book 7925, page 64 and , Book 8350, page 330, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement as recorded in Book 6702, page 330, Register's Office for Davidson County, Tennessee.

9. Easements for sanitary sewers and/or storm drainage as recorded in Book 4161, page 814, and Book 6229, page 484, Register's Office for Davidson County, Tennessee.

10. Easements for Highway purposes as recorded in Book 4403, page 627, and Book 4377, page 710, Register's Office for Davidson County, Tennessee.

11. Deed of Conveyance for sanitary sewers as recorded in Book 6303, page 601, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 509 Almonte Court, Nashville, TN 37215.

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, and we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 20th day of May, 2013.

Mihwa K. Yoon — May 20, 2013 Date

Jiseop Yoon — May 20, 2013 Date

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 Mihwa K. Yoon and Jiseop Yoon, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of May, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**