WARRANTY DEED

G-AVE-13-1706-313

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00

Mary B. Landman
Affiant

Subscribed and sworn to before me, this 30th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/9/14
(AFFIX SEAL)

ASHLEY RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 9, 2014

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
Hyong Kim	Hyong Kim	
1706 18th Avenue South #313	(NAME) 1706 18th Avenue South #313	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	104-8-M-411.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY B. LANDMAN AND JEFFREY A. LANDMAN, MARRIED AND JON DANIEL LANDMAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HYONG KIM AND SANG-WEON KIM, HUSBAND AND WIFE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 411 AND 2 PARKING SPACES, THE GLEN CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070904-0105726, AMENDED AT INSTRUMENT NOS. 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-0115172 AND 20090224-0016363, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARY B. LANDMAN, JON DANIEL LANDMAN, AND JEFFREY A. LANDMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM THE NASHVILLE GLEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 16TH DAY OF DECEMBER, 2008 IN INSTRUMENT NO. 20081216-0120437, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 21, PAGE 87; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20070628-0077121; MASTER DEED OF RECORED IN INSTRUMENT NO. 20070904-0105726, AS AMENDED IN INSTRUMENT NOS. 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-00115172 AND 20090224-0016363; EASEMENT FOR SANITARY SEWER, STORM DRAINAGE, WATER MAINS, PUMPS, APPURTENANCES OF RECORD IN INSTRUMENT NO. 20070820-0099189; INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN INSTRUMENT NO. 20070820-0099330; EASEMENT TO COMCAST OF RECORD IN INSTRUMENT NO. 20090721-0068095; AND RIGHT OF WAY DEDICATION OF RECORD IN BOOK 4660, PAGES146-148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1706 18th Avenue South #313, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

BILL GARRETT, Davidson County
Trans:T20130047629 DEEDWARR
Recvd: 06/07/13 09:51 2 pgs
Fees:13.00 Taxes:1322.75

20130607-0057984

Witness my/our hand(s) this 30th day of May, 2013.

Mary B. Landman

Jeffrey A. Landman

Jon Daniel Landman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary B. Landman and Jeffrey A. Landman, and Jon Daniel Landman, the within named bargainor, 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 the 30th day of May, 2013.

Notary Public

My Commission Expires: 9/9/2014

(SEAL)

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

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