PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20130056393 DEEDWARR

Recvd: 07/02/13 15:11 3 pgs

Fees:18.00 Taxes:928.70

20130702-0068468

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 52733

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Arlyn Wernke Grace Wernke 416 Clifton Place Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131060D41600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$251,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Yoonseok Kam and Eunsul Kwon, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Arlyn Wernke and spouse, Grace Wernke** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 416 on the Plan of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, of record in Exhibit B of the Master Deed of record in Book 6690, page 70, as amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, Book 351, Book 6962, page 325, and Doc. No. 20010627-0068123, recorded in Doc. No. 20031016-0153582, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Yoonseok Kam and Eunsul Kwon, husband and wife by Warranty Deed from Trevor F. Hutchins and Wife, Sandra J. Hutchins, dated September23, 2004 and recorded on September 26, 2004 of record in Doc. No. 20040928-0116581, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 284 and revised in Book 6250, page 649 and as further set out in the Master Deed, By-Laws, and Plat of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, of record in Book 6690, page 70, as amended by Amendments of record in Book 6739, page 701, and book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, and Doc. No. 20010627-0068123, recorded in Doc. No. 20031016-0153582, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Agreement between the Burton Hills Properties and the Nashville and Davidson county, Metropolitan Planning Commission dated December 14, 1984, or record in Book 6470, page 383, said Register's Office. The provisions of the condominium By-Laws of record in Book 6690, page 119, as amended in Book 6911, page 827, Master Deed, By-Laws, and Plat of Burton Hills Townhomes, Village of Belair, Phase I, A Condominium, of record in Book 6690, page 70, as amended by Amendments of record in Book 6739, page 701, and book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, and Doc. No. 20010627-0068123, recorded in Doc. No. 20031016-0153582, said Register's Office, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to

the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters. Declarations of covenants, Conditions and Restrictions of Burton Hills, of record in Book 6517, page 522; Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Yoonseok Kam by Eunsul Kwon pursuant to a Power of Attorney executed by him on the _____ day of June, 2013, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 416 Clifton Place, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of July, 2013 .

Yoonseok Kam by Eunsul Kwon
Yoonseok Kam By:Eunsul Kwon, Atty-in-Fact

Eunsul Kwon
Eunsul Kwon

State of TENNESSEE
County of DAVIDSON

On this 2nd day of July, 2013 , before me the undersigned authority, personally appeared **Eunsul Kwon** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $251,000.00

Affiant

Sworn and subscribed before me this 2nd day of July, 2013

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public

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 , **Eunsul Kwon** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Yoonseok Kam** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT "A"

To
Warranty Deed

FROM: Yoonseok Kam and Eunsul Kwon

TO: Arlyn Wernke and spouse, Grace Wernke

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Eunsul Kwon, Affiant

Sworn to and subscribed before me this 2nd day of July, 2013

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015