THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080140** Davidson County DEEDWARR Recvd: 09/23/13 07:59 3 pgs Fees:18.00 Taxes:1609.50 **20130923-0099484**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2013. Notary Public My Commission Expires: January 11, 2016

WARRANTY DEED

Address New Owner: Julie Y. Koh 143 40th Ave N, Unit B Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ FKM Bank 50 Franklin St. Clarksville, TN 37050	Tax Information: Tax Parcel ID No. 104-01-0-C 002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lyndia B. McGee, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Y. Koh, a single woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Being Unit No. B on the Plan of Utah at 40th, A Horizontal Property Regime (with private elements) of record in Instrument No. 20071009-0119960, amended in Instrument Nos. 20071018-0123639 and 20071018-0123638, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lyndia B. McGee, unmarried by Warranty Deed from Alliance Development, LLC, a Tennessee limited Liability Company, recorded on the 17th day of October, 2008 in Instrument No. 20081017-0104326, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 61.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing UTAH AT 40TH of record in Instrument No. 20071009-0119960, as amended by instrument(s) of record in Instrument Nos. 20071018-0123639 and 20071018-0123638; also subject to easements, rights and interests 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.

This is improved property located at 143 40th Ave N, Unit B Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2013.

Lyndia B. McGee

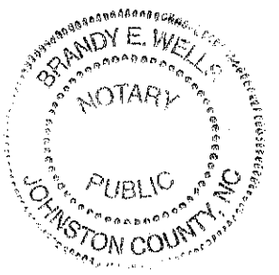
STATE OF NORTH CAROLINA)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lyndia B. McGee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2013.

Notary Public

My Commission Expires: 4-12-2016



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

