BILL GARRETT, Davidson County
Trans:T20130091048 DEEDWARR
Recvd: 10/23/13 11:10 2 pgs
Fees:13.00 Taxes:1850.00
20131023-0110441

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52876
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Naibaa' Angela Garrison Kevin Young-Min Kim 2414 9th Ave. South Nashville, Tennessee 37204	Franklin American Mtg. 501 Corporate Centre Dr #400 Franklin TN 37067

TAX MAP-PARCEL NUMBERS: 118010N001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mariana M. Cajaiba , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Naibaa' Angela Garrison and Kevin Young-Min Kim, as tenants by the entirety,** 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:**

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Cottage Cove Townhomes shown on Exhibit "B": to the Declaration of Covenants, Conditions and Restrictions for Cottage Cove Townhomes of record in Doc. No. 20100324-0021870 amended in Doc. No. 20100903-0070461, said Register's Office to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mariana M. Cajaiba, unmarried by Warranty Deed from J. Kelvin Pennington, married, dated June 24, 2011 and recorded on June 30, 2011 of record in Doc. No. 20110630-0050156

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Cottage Cove Townhomes of record in Doc. No. 20100324-0021870 amended in Doc. No. 20100903-0070461, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20100324-0021870 amended in , Doc. No. 20100903-0070461, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2414 9th Avenue South, Nashville, Tennessee 37204

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 18th day of October, 2013.

Mariana M. Cajaiba

State of TENNESSEE
County of DAVIDSON

On this 18th day of October, 2013 , before me the undersigned authority, personally appeared Mariana M. Cajaiba, 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 $500,000.00

Affiant

Sworn and subscribed before me this the 21st day of October, 2013

My Commission Expires: March 5, 2014

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public