This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
**2013110004**

Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $122,000.00

Sworn to and subscribed before me this 25th day of November, 2013.

Affiant

Notary Public
My Comm Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

BILL GARRETT, Davidson County
Trans:T20130101121 DEEDWARR
Recvd: 12/02/13 15:39 2 pgs
Fees:13.00 Taxes:451.40
20131202-0122647

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Emily Sierra Hindman | | 092-060-341.00 |
| 2832 Clifton Avenue | New Owner | |
| Nashville, TN 37209 | | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Don Kim, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Sierra Hindman, unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 62 on the Map of L. C. Thuss' Subdivision of part of the Barrow Lands of record in Plat Book 547, Page 102, Register's Office of Davidson County, Tennessee, and part of an unnumbered lot immediately West of said Lot No. 62, on the Plan of Sam Lee's Lots, as of record in Plat Book 161, Page 90, said Register's Office, described together as follows:

Beginning on the Northerly margin of Clifton Pike at the corner of Lot Nos. 61 and 62; thence with the margin of said Pike Westwardly 60 feet to a point; thence with the margin of said Pike Westwardly 60 feet to a point; thence Northwardly 151 feet, more or less, to the Southerly margin of an alley; thence with the margin of said alley Eastwardly 33 1/2 feet, more or less, to the Northeast corner of said Lot No. 62; thence Southwardly with the line between said two lots 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Don Kim, unmarried by Special Warranty Deed from Greenbank, a Tennessee banking corporation, recorded on the 18th day of June, 2010 in Instrument No. 20100618-0047469, in the Register's Office of Davidson County, Tennessee.

This is improved property known as **2832 Clifton Avenue, Nashville, TN 37209.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be prorated and paid at closing by Grantor and Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 25th day of November, 2013.

Don Kim

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Don Kim, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2013.

Notary Public

