Davidson County	DEEDWARR
Recvd: 04/24/14 10:47	4 pgs
Fees:23.00 Taxes:1665.00	
20140424-0034460	

31721 **THIS INSTRUMENT PREPARED BY:** **Mudter & Patterson** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31721-04-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Charlie Yeonsang Cho Affiant Subscribed and sworn to before me this 23rd day of April, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Edward W. Karrels Jennifer Menzie, Trustee 808 Lynnwood Boulevard Nashville, TN 37205	Jennifer Menzie 234 Gardenridge Drive Franklin, TN 37069	Map and Parcel No.: 130 110 04400

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, **Charlie Yeonsang Cho and wife, Diana Jungja Cho** (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Edward W. Karrels, as to an undivided one-third (1/3) interest; Jennifer Menzie, Trustee of the Jennifer K. Menzie 2012 Irrevocable Trust under agreement dated September 7, 2012, as to an undivided one-third (1/3) interest; and Jennifer Menzie, Trustee of the Edward K. Karrels 2012 Grandchildren Trust under agreement dated September 7, 2012, as to an undivided one-third (1/3) interest, as tenants in common** (collectively, "Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 808 Lynnwood Boulevard, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 23rd day of April, 2014.

Charlie Yeonsang Cho

Charlie Yeonsang Cho

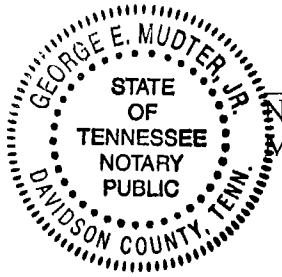
Diana Jungja Cho

Diana Jungja Cho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charlie Yeonsang Cho and Diana Jungja Cho**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2014.



My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14, Block "A" on the unrecorded Subdivision of Tyne Meade, Section No. 2, and described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynnwood Boulevard at a point 1000 feet north of the northerly margin of Forsythe Place, said point being the corner of Lots Nos. 14 and 15; thence with said Boulevard, northerly 100 feet to the corner of Lots Nos. 13 and 14; thence with the line between said two lots, easterly 250 feet; thence at right angles southerly 100 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots, westerly 250 feet to the point of beginning.

Being the same property conveyed to Charlie Yeonsang Cho and wife, Diana Jungia Cho, by deed dated June 7, 2002, from Jerome J. McAllister, Jr. and wife, Elizabeth G. McAllister, of record in Instrument No. 20020611-0071185, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, which have been prorated between the parties and assumed by Grantees. Map and Parcel No. 130 110 04400.

True Copy Certification

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

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

