BILL GARRETT, Davidson County
Trans:T20140049598 DEEDWARR
Recvd: 07/11/14 11:00 2 pgs
Fees:13.00 Taxes:347.80

20140711-0061207

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-6001

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 94,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF June 2014.

Notary Public

Commission Expiration: 9/28/17

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mark J. Kremper	Acopia, LLC	
3108 Boulder Park Drive	306 Northereek Blvd, #100	09615001900
Nashville, TN 37214	Goodlettsville, TN 37072	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Yoo Chul Ahn and wife, Duk Heh Ahn

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark J. Kremper and unmarried man and Amanda B. Cook, an unmarried woman as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Hickory Bend, Section 3, as of record in Book 3600, Page 42, Register's office for said County.

Said Lot No. 24 fronts 75 feet on the northwesterly side of Boulder Park Drive, extending back between parallel lines 350 feet to a witness line continuing 68 feet more or less, on the northeasterly side and 53 feet more or less on the southwesterly side to the center line of McCrory Creek.

Being the same property conveyed to Yoo Chul Ahn and wife, Duk Heh Ahn from James H. Litchford by deed dated 07/13/1977 filed for record on 07/18/1977 in Book 5172, page 242, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 3108 Boulder Park Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22 day of June, 2014.

Yoo Chul Ahn

Duk Heh Ahn by Yoo Chul Ahn Her Attorney In Fact

Duk Heh Ahn by Yoo Chul Ahn
Her Attorney In Fact

STATE OF OKLAHOMA
COUNTY OF Beckham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yoo Chul Ahn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Elk City, OK ~~Tennessee~~ this 22 day of June, 2014.

MARJORIE ANDERSON NOTARY PUBLIC STATE OF OKLAHOMA #06000227 IN AND FOR

Notary Public

Commission Expiration: 1-4-18

STATE OF OKLAHOMA
COUNTY OF Beckham

On this the 22 day of June, 2014, before me personally appeared **Yoo Chul Ahn**, to me known to be the person who executed the foregoing instrument in behalf of **Duk Heh Ahn** as **Attorney in Fact**, and who acknowledged that he/she executed the same as the free act and deed of said **Duk Heh Ahn**. Witness my hand and official seal.

MARJORIE ANDERSON NOTARY PUBLIC STATE OF OKLAHOMA #06000227 IN AND FOR

Notary Public

Commission Expiration: 1-4-18