WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140049991 DEEDWARR
Recvd: 07/14/14 10:46 2 pgs
Fees: 13.00 Taxes: 425.50
20140714-0061692

File No.: ALW-14-837

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Min K. Kim	Gardner Financial Services, LTD	142-9-A-13.00 CO
(NAME)	(NAME)	
837 Todd Preis Dr.	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bonnie Manning Wing, THE SOLE HEIR(S) AT LAW OF MARIE D. MANNING**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MIN K. KIM, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 105, DORAL COUNTRY VILLA CONDOMINIUMS, SECTION I, as shown on plat of record in Plat Book 4860, Page 96, as established under Master Deed of record in Book 5011, Page 395, amended in Book 5124, Page 163 and Instrument No. 20070504-0053687, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Margaret M. Bagwell, now Margaret M. Simpkins to Marie D. Manning, a single person, dated 11/24/1987, recorded on 12/02/1987, in Deed Book 7416, Page 29, in the Register's Office of Davidson County, Tennessee. Marie D. Manning having died March 11, 2011 without a will. The sole heir at law, Bonnie M. Wing (AKA Bonnie Manning Wing), being established by Affidavits of Heirship, recorded simultaneously herewith in Instrument Nos. 20140714-0061690 and 20140714-0061691 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 837 Todd Preis Dr, Nashville, TN 37221
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 9th day of July, 2014.

The Heir(s) at Law of Marie D. Manning

BY: Bonnie Manning Wing, By Jeffrey Steven Smith, HOR

Bonnie Manning Wing, Sole Heir at Law by and through, Jeffrey Steven Smith, her Attorney-in-Fact as recorded in Instrument No. 20130912-0096350, in the RODC, TN. ATTORNEY IN FACT

STATE OF Maryland
COUNTY OF Howard

On this the 9th day of July, 2014, before me personally appeared Jeffrey Steven Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bonnie Manning Wing, Sole Heir at Law of the Marie D. Manning Estate, and who acknowledged he executed the same as the free act and deed of the said Bonnie Manning Wing, Sole Heir at Law of the Marie D. Manning Estate.

Witness my hand and official seal, this the 9th day of July, 2014.

Notary Public
My Commission Expires: 2/3/18

MADELINE HLIBOK
Notary Public
Howard County
Maryland
My Commission Expires Feb. 03, 2018

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171