This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $387,150.00.

Affiant

KAYLA E. LODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2015

Subscribed and sworn before me this the 15th day of December, 2014.

Notary Public
My commission expires: 5/3/16

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hanna Kim	American Internet Mortgage	~~083130100200CO~~
1404 Boscobel Street, Unit B	4121 Camino Del Rio South	083130I00200CO
Nashville, TN 37206	San Diego, CA 92108	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GEORGE FLINN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HANNA KIM AND KEE BUM KIM, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit "B" Homes at 1404 Boscobel, located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1404 Boscobel, of record in Instrument No. 20131206-0124345, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 1404 Boscobel, contained in the said Declaration, the Plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20131206-0124345, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Theodore Miller by deed from Betty Ann Gibson and Linda O Setser, Co-Executrixes of the Estate of Mary Bell Goodwin, deceased of record in Instrument No. 20040426-0047069 Register's Office for Davidson County, Tennessee, dated April 12, 2004 and recorded on April 26, 2004.

Being portion of the same property conveyed to George Flinn by deed from Theodore Miller, married of record in Instrument No. 20130920-0099231 Register's Office for Davidson County, Tennessee, dated September 18, 2013 and recorded on September 20, 2013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1404 Boscobel Street, Unit B, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of December, 2014.

George Flinn by Jason Jones as Attorney in Fact

George Flinn
By: Jason Jones As His Attorney In Fact

BILL GARRETT, Davidson County
Trans: T20140095692 DEEDWARR
Recvd: 12/22/14 14:26 2 pgs
Fees: 13.00 Taxes: 1432.46
20141222-0116995

STATE OF TN
COUNTY OF Davidson

On this 15th day of December, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Jason Jones with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George Flinn, by Special Power of Attorney dated September 23, 2014, and who acknowledged that he executed the same as the free act and deed of George Flinn.

Witness my hand and official seal this 15th day of December, 2014.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066