BILL GARRETT, Davidson County
Trans:T20150014376 DEEDWARR
Recvd: 02/27/15 10:01 2 pgs
Fees:13.00 Taxes:387.32
20150227-0016957

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015020007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $104,680.04

Sworn to and subscribed before me this 26th day of February, 2015.

Affiant

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2015

Address of New Owner:
Don H. Kim
5636 Oakes Drive
Brentwood, TN 37027

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
081-040-187.00

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, **Calvin Walker unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Don H. Kim, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being the northerly 37 feet of Lot No. 2 and the southerly 0.5 feet of a foot of Lot No. 3 on the Plan of Eli L. Woods of record in Plat Book 21, Page 30, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 2 and 3 front together 37.05 feet on the westerly side of Third Avenue North and runs back between parallel lines, 166 feet to an alley.

TRACT 2:

Land in Davidson County, Tennessee, being the northerly 14.5 feet on the southerly 15 feet of Lot No. 3 on the Plan of Eli L. Woods Plan of record in Plat Book 21, Page 30, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 3rd Avenue North at the southeast corner of the property conveyed to William Wade Carter and wife, from Leon Gilbert of record in Book 2028, Page 170, Register's Office for Davidson County, Tennessee; thence with Carter's southerly line westward 166 feet to the easterly margin of an alley; thence with said alley southwardly 14.5 feet to the northwest corner of the property conveyed to Martin E. Gilmore by Deed from J. S. Walsh, of record in Book 2196, Page 433, Register's Office for Davidson County, Tennessee; thence with Gilmore's northerly line eastwardly

166 feet to the westerly margin of 3rd Avenue North; thence with said Avenue northwardly 14.5 feet to the point of beginning.

Being the same property conveyed to Calvin Walker by deed from Beatrice Clay of record in Instrument No. 20130816-0086382, Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 16, 2013.

This is improved property known as **1905 3rd Avenue North, Nashville, TN 37208.**

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 paid by ____Grantor __X__ 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 26th day of February, 2015.

Calvin D. Walker

Calvin Walker

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Calvin Walker, 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 26th day of February, 2015.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015