File Box 8

This instrument prepared
Tish Baldwin, Attorney at Law
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

RETURN TO:
WILKINS AND IVEY, ATTYS.
104 WOODMONT BLVD, STE 100
NASHVILLE, TN 37205

File # 150662TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Martin Enriquez	First choice funding	**173-09-B-38.00CO**
4076 Barnes Cove Drive	One Tower center Floor #18	
Antioch, TN 37013	East Brunswick, NJ 08816	

BILL GARRETT, Davidson County
Trans:T20150036289 DEEDWARR
Recvd: 05/11/15 14:25 2 pgs
Fees:13.00 Taxes:869.50
20150511-0043030

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, **Hyo Jin Kim, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Martin Enriquez and Mayling Enriquez, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot NO. 20 on the Plan of Section Two, Barnes Cove, of record in Instrument Number 20040604-0065966, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Hyo Jin Kim, an unmarried person, by deed from Capitol Homes Inc., a Tennessee Corporation, dated on 09/24/04 and recorded on 10/06/04, in Instrument Number 20041006-0120862, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Hyo Jin Kim** does covenant with the said Grantees that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Hyo Jin Kim** further covenants and binds his/her 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.

This is property is known as: **4076 Barnes Cove Drive, Antioch, TN 37013**.

Executed on this 8th day of May. 2015

Hyo Jin Kim by Edward B. Baldwin, III

Hyo Jin Kim by Edward B. Baldwin, III, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Edward B. Baldwin, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Hyo Jin Kim,** as evidenced by a Power of Attorney recorded simultaneously herewith, and that he is authorized by **Hyo Jin Kim,** to execute this instrument on her behalf.

Witness my hand and seal at office on this 8th day of May, 2015.

Notary Public

TISHA D BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

My Commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 8th day of May, 2015.

Notary Public

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

My Commission Expires: