WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Carla L. W. Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7.3.17
(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

Y-FC-15-7405

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin J. McGee and Ann S. Trent	FIFTH THIRD MORTGAGE	
(NAME)	(NAME)	**155080E07900CO**
7405 Kreitner Drive	5001 KINGSLEY DR.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	CINCINNATI, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **YANG HOE KOO, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN J. MCGEE AND ANN S. TRENT,** 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 Lot No. 56 on the Plan of Final Plat, Resubdivision, Bellevue Highlands, Phase 2 of record in Plat at Instrument No. 20010202-0010403, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jane S. Knight by Warranty deed from The Jones Company Custom Homes of Tennessee, Inc. of record in Instrument No. 20021226-0158654 Register's Office for Davidson County, Tennessee, dated December 20, 2002 and recorded on December 26, 2002.

Being the same property conveyed to Yang Hoe Koo and Gongweh David Koo by Warranty deed from Jane S. Knight, unmarried of record in Instrument No. 20130820-0087541 Register's Office for Davidson County, Tennessee, dated August 12, 2013 and recorded on August 20, 2013.

Being the same property conveyed to Yang Hoe Koo, a married woman by Quitclaim deed from Gongweh David Koo, a married man of record in Instrument No. 20150409-0031129 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 9, 2015.

The grantor's spouse joins in this conveyance to convey any and all marital interest in said property.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat at Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11592, Page 670, Register's Office for Davidson County, Tennessee.
- By-Laws of Bellevue Highlands of record in Book 11592, Page 707, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Bellevue Highlands Homeowner's Association of record in Instrument Number 20020506-0054929, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7405 Kreitner Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150043164 DEEDWARR
Recvd: 06/02/15 15:42 2 pgs
Fees:13.00 Taxes:1258.00
20150602-0051405

Witness my/our hand(s) this the ____ DAY OF MAY, 2015.

Yang Hoe Koo

Jaehyuk Park by Yanghoe Koo Attorney in Fact
Jaehyuk Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YANG HOE KOO, the within named bargainor, 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, this the 29th of May, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yang Hoe Koo, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAEHYUK PARK, and who acknowledged he/she/they executed the same as the free act and deed of the said Jaehyuk Park.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212