# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048589 DEEDWARR
Recvd: 06/18/15 10:59 2 pgs
Fees:13.00 Taxes:710.40
20150618-0058183

R-AVE-15-1504-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**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) |
|---|---|---|
| **Mitchell S. Greenberg** | **Same as New Owner** | |
| (NAME) **1504 18th Avenue S, #206** | (NAME) | **104-08-0L-206.00-CO** |
| (ADDRESS) **Nashville, TN 37212** | (ADDRESS) | |
| (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 **JOSEPH KIM AND EUN SUN YOO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MITCHELL S. GREENBERG, AN UNMARRIED 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 206 of Cambridge, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Cambridge, a Condominium Development of record in Instrument Number 20061214-0154442 as corrected by Scrivener' s Affidavit of record as Instrument No. 20081003-0100908, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Joseph Kim and Eun Sun Yoo by Quitclaim deed from Joseph Un Kim of record in Instrument No. 20131204-0123366 Register's Office for Davidson County, Tennessee, dated December 03, 2013 and recorded on December 04, 2013.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Plan of record in Plat Book 161, Page 141, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Cambridge Condominiums of record in Instrument Number 20061214-0154442, corrected by Scrivener's Affidavit in Instrument No. 20081003-0100908 and amended in Instrument 20100616-0046949, Register's Office for Davidson County, Tennessee.
- Charter of Cambridge Condominium Owners Association, Inc of record in Instrument Number 20061207-0151615, in the Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Plat of Ready's Subdivision of O.B. Hayes, as record in Plat Book 161, pages 141 and O.B. Shields Subdivision recorded in Plat Book 161, page 158, said Register's Office.
- Terms and provisions of the Articles or Organization, recorded in Instrument No. 20060331-0036841, (Parthenon Partners, LLC), said Register's Office.
- Restrictions of record as Instrument Number 20100708-0053597, 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: **1504 18th Avenue S, #206, Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 15th DAY OF JUNE, 2015.

Joseph Kim by John Gleaves as Attorney in Fact

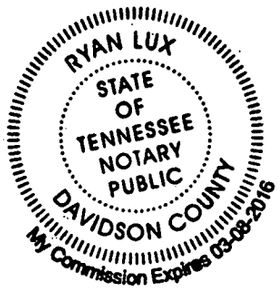
Eun Sun Yoo by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 JOSEPH KIM AND EUN SUN YOO, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH KIM AND EUN SUN YOO.

Witness my hand and official seal, this the 15th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)




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