WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150065805 DEEDWARR
Recvd: 08/07/15 15:05 2 pgs
Fees: 13.00 Taxes: 481.00
20150807-0079058

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES: 12.15.15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katrina Frierson		
(NAME)	(NAME)	
703 32nd Ave. N	3110 Doak Ave	092-09 084.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **CHARLIE W. CHO, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATRINA FRIERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 13 on the Plan of Jackson's Subdivision of Marable Lands, or Ten acres in the 13th Civil District in the Southwest corner of the Clifton Pike and Pilcher Avenue.

Said lot fronts 40 feet on Pilcher Ave and extends back 140 feet to an alley, according to the property description referenced in a previous deed of record in Book 2706, Page 309, Register's Office for Davidson County, Tennessee.

This was never the principal place of residence for the Grantor.

Being part of the same property conveyed to Charlie W. Cho, married by Warranty Deed from Don B. Kim, unmarried, recorded on the 1st day of June, 2012 in Instrument No. 20120601-0047547, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to 2015 real property taxes.

unimproved
This is improved x property, known as 703 32nd Ave. N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 4 day of August, 2015.

Charlie Cho

CHARLIE W. CHO

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 Charlie W. Cho, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of August, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public