Davidson County DEEDWARR
Recvd: 08/13/15 14:27 3 pgs
Fees:18.00 Taxes:1140.73
20150813-0081310

WARRANTY DEED

DAWN D. CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,306.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gilda O. Karpouzian and Gabriel N. Karpouzian	Gilda O. Karpouzian and Gabriel N. Karpouzian	117 03 0H 343.00
(NAME)	(NAME)	
2600 Hillsboro Pike, Apt 343		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Nine Thousand And No/100 Dollars ($309,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nam J. Kim, married and Kiyoung Kim, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gilda O. Karpouzian Gabriel N. Karpouzian, husband and wife**, 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:

Unit 343 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument 20051005-0119789 as amended in Instrument 20060210-0016562, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Nam J. Kim and Kiyoung Kim by Special Warranty Deed from Nashville Enclave, L.P., a Texas Limited Partnership (f/k/a Nashville Enclave Apartments, L.P., a Texas Limited Partnership), dated August 4, 2006 and recorded August 18, 2006 as Instrument No. 20060818-0102292, in said Register's Office for Davidson County, Tennessee. Said property is not now, nor has never been the principle residence of the spouce of the grantor(s) herein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 2600 Hillsboro Pike, Apt 343, Nashville, TN 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 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, has 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 our hands this 7th day of August, 2015.

Kiyoung Kim by John D. Inman, attorney in fact
Kiyoung Kim by John D, Inman, Attorney in Fact

Nam J. Kim by John D. Inman, attorney in fact
Nam J. Kim by John D. Inman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John D. Inman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kiyoung Kim, as hi/her Attorney In Fact, under Power of Attorney bearing Book _____, page _____, Register's Office for Williamson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Kiyoung Kim, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 7th day of August, 2015.

Notary Public

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/6/18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John D. Inman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nam K. Kim, as hi/her Attorney In Fact, under Power of Attorney bearing Book _____, page _____, Register's Office for Williamson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Nam K. Kim, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 7th day of August, 2015.

Notary Public

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/6/18

File Number: FRN-153640

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith