WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$305,000.00~~ $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Kim	Bank of America	171030B14000CO
(NAME)	(NAME)	
641 Old Hickory Boulevard, Townhome 53	4909 Savarese Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Curtis Revelette and wife, Danielle Revelette**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Frank Kim, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 56, on the plan of Phase One, Section Three, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 534, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alan D. Revelette, married by Warranty Deed from Charles E. Masters and Preet Paris Sethi, husband and wife, dated 03/31/2004, recorded 04/05/2004 of record in Instrument No. 20040405-0038209, as corrected by Affidavit recorded on 01/31/2011 in Instrument No. 20110131-0008582, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Curtis Revelette, unmarried by Quitclaim Deed from Alan D. Revelette, married, dated 02/23/2012, recorded 02/28/2012 of record in Instrument No. 20120228-0017149, as corrected by Scrivener's Affidavit recorded on 04/27/2012 in Instrument No. 20120427-0036070, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2015 and subsequent years, a lien not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 9700, Page 534, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8920, Page 65, Amendment to Declaration of record in Book 9500, Page 393, Book 10224, Page 683, Second Amendment of record in Book 10694, Page 541, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Covenants, conditions, easements and restrictions of record in Book 10628, Page 517, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Covenants, conditions, easements and restrictions recorded of record in Book 10126, Page 435, Instrument of

Davidson County DEEDWARR
Recvd: 10/27/15 12:32 3 pgs
Fees:18.00 Taxes:1128.50
20151027-0109238

Correction of record in Book 10294, Page 850, Second Amendment of record in Instrument No. 200007180070558 and re-recorded of record in Instrument No. 200507050076596, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Restrictions of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 10357, Page 920, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage Water Mains and Appurtenances of record in Book 7358, Page 643, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, Page 269, in the Register's Office for Davidson County, Tennessee.
Charter of Townhomes of Fredericksburg Homeowners Association, Inc., of record in Book 10126, Page 430, in the Register's Office for Davidson County, Tennessee.
By-Laws of The Townhomes of Fredericksburg Homeowners Association, Inc., of record in Book 10126, Page 486, as amended in Book 10275, Page 959 and Instrument No. 20150102-0000219, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 641 Old Hickory Boulevard, Townhome 53, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or 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/or 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 15th day of October, 2015.

Curtis Revelette

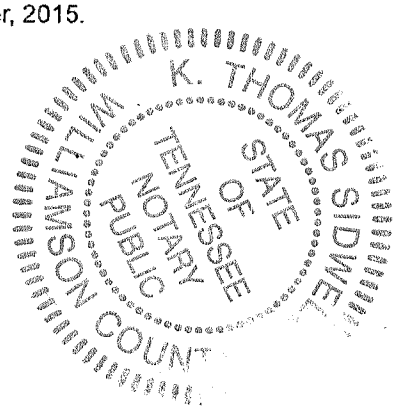
Danielle Revelette

State of Tennessee
County of Williamson

Personally appeared before me Curtis Revelette and Danielle Revelette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of October, 2015.

Notary Public
My Commission Expires: 11-15-17



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 01288-27921
SMG TN Warranty Deed

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

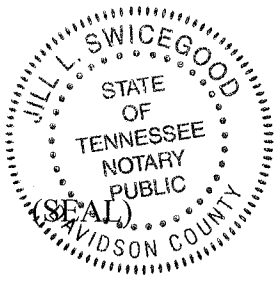
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018