BILL GARRETT, Davidson County
Trans:T20150108000 DEEDWARR
Recvd: 12/22/15 11:10 2 pgs
Fees:13.00 Taxes:451.40
20151222-0128588

THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 15-0042

Map-Parcel No. 163-7-A-148.00

Property Address:
1811 WILD OAKS CT, ANTIOCH, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
Germain Thompson
1811 Wild oaks CT
Antioch TN, 37013

Grantee's Name, Address:
GERMAIN THOMPSON
1811 Wild Oaks CT
Antioch TN, 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SONMI KIM**, unmarried, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **GERMAIN THOMPSON**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, TN, being Lot No. 148 on the Final Plat of Ridgeview UDO, Phase One of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to SONMI KIM by Special Warranty Deed, from Pinnacle National Bank of record in Instrument No. 20110610-0044473, Register's Office for Davidson County, Tennessee, by Special Warranty Deed, dated June 9, 2011, and recorded on June 10, 2011, Register's Office for Davidson County, Tennessee.

This is improved property known as 1811 WILD OAKS CT, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.
2. All matters on the Plan of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Ridgeview Heights Homeowner's Association, Inc. of record in Instrument No. 20080512-0048644; and supplemented and amended in Instrument No. 20120619-0053771 and First Amendment in Instrument No. 20140825-0077255, Register's Office for Davidson County, Tennessee.

Taxes for tax year 2015 shall be [ ] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [X] paid by Grantor.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 17 day of December, 2015.

_____{Seal}
SONMI KIM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17 day of December, 2015, before me the undersigned officer, personally appeared SONMI KIM, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

WITNESS my hand and seal this 17 day of December, 2015.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public

My Commission expires: 2-18-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $122,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

SWORN TO and subscribed before me on this 18th day of December, 2015.

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

_____
Notary Public

My Commission expires: 6-30-18