Davidson County	DEEDWARR
Recvd: 02/17/16 13:39	3 pgs
Fees:18.00 Taxes:832.50	
20160217-0015031	

WARRANTY DEED

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Kelsie Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016

Sondra Reece
Notary Public

MY COMMISSION EXPIRES: 5/1/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DVR, LLC	DVR, LLC	071-07-0 071.00 & 071-07-0 070.00
(NAME)	(NAME)	
1516 Hampton Street	1516 Hampton Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eun Lim Gabelman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **DVR, LLC,** 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:

TRACT I: 2208 Dickerson Pike, Nashville, TN 37207

Land in the 12th, formerly the 17th Civil District of said county, described according to a copy of a survey thereof by James A Hamilton, Jr., Surveyor, September 25, 1947, as follows:

Beginning at a point in the center line of West Trinity Lane, near the edge of the concrete paving on the present location of the Dickerson Pike; being near the center line of the old location of the Dickerson Pike; thence with the center line of said West Trinity Lane, north 87 degrees west 164 feet, more or less, to a point opposite a fence line, and running along the fence south 13 degrees 30 minutes west 149 feet, more or less, to an iron pin; thence south 74 degrees east 150 feet, more or less, to a point near the west margin of the concrete paving of Dickerson Pike, as now located, said point being near the center line of the Old Dickerson Pike; thence with the margin of the same approximately along the edge of the concrete paving, north 16 degrees 30 minutes east 177 feet, more or less, to the point of beginning.

Included in the above description but expressly excluded therefrom is that portion conveyed to the State of Tennessee by Warranty Deed dated 11/22/1999 from Eun S Lim filed for record on 12/02/1999 in Book 11766, Page 429, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eun S Lim by deed of record in Book 7168, Page 78, Register's Office for Davidson County, Tennessee.

Eun S Lim and Eun Lim Gabelman are one and the same person

TRACT II: 106 Old Trinity Lane, Nashville, TN 37207

Land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly part of lot No. 21 on the Linda Jacob Subdivision of the Stamps Tract, not of record, described according to a survey made by S.M. McMurray Company, Engineers, May 10, 1950, as follows:
Beginning on the southerly margin of Old Trinity Lane 134.85 feet west of the westerly margin of Dickerson Road; thence with the southerly margin of said Old Trinity Lane westwardly 98 feet to a point 10 feet east of the corner of lots Nos. 20 and 21 as shown on said survey; thence southwardly and parallel with the line between said two lots 145 feet, more or less, to a point in the northerly line of lot No. 1 on the Plan of Linda Jacob Subdivision, Section 1, as of record in Book 2083, Page 7, Register's Office for said County; thence with the northerly line of said lot No. 1 south 88 degrees east 66.7 feet to a concrete monument, the northeast corner of said lot No. 1; thence northwardly 148.4 feet to the beginning.

Being the same property conveyed to Eun S Lim by deed of record in Book 7168, Page 78, Register's Office for Davidson County, Tennessee.

Eun S Lim and Eun Lim Gabelman are one and the same person

unimproved ☐

This is improved ☑ property, known as 2208 Dickerson Pike, Nashville, TN 37207
106 Old Trinity Lane, Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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/our hands this 12th day of February, 2016.

⊗ _____
Eun Lim Gabelman

State of Georgia
County of Fulton

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Eun Lim Gabelman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 11 day of February, 2016.

⊗ _____
Notary Public
My Commission Expires: 11-07-2017

COREY LADD NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA November 7, 2017

File No.: 20574

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY