BILL GARRETT, Davidson County
Trans:T20160014652 DEEDWARR
Recvd: 02/23/16 09:18 2 pgs
Fees:13.00 Taxes:1110.00

20160223-0016995

WARRANTY DEED

CHUNG-H15379

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF January, 2016.

(Affix Seal) Notary Public

My Commission Expires:

RHONDA M HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Chung and Hwayoung Kim, husband and wife	Summit Funding Inc., ATIMA, ISAOA	104.02-4A-306.00 CO
3100 West End Circle Unit # 302	2241 Harvard Street, Suite 200	
Nashville, TN 37203	Sacramento, CA 95815	

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 consideration, the receipt of which is hereby acknowledged, I/we, GINA GRISHAM AND STEVEN GRISHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID CHUNG AND HWAYOUNG KIM, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 302 of the 3100 West End Circle Condominiums as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

Being the same property conveyed to Gina Clanton by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record at Book 200806190063179, recorded on 06/19/2008, Register's Office for Davidson County, Tennessee.

Gina Clanton k/n/a Gina Grisham and married to Steven Grisham.

1) Davidson County Taxes have been prorated by the parties and are assumed by the Grantee; and

2) Matters shown on Exhibit "A" of the Amendment to First Supplement of record as Instrument No. 20061018-0129536, in said Register's Office; and

3) Stormwater Detention Agreements of record in Instrument No. 20050630-0075316 and Instrument No. 20060911-0111952, in said Register's Office; and

4) Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20050715-0082454 and Instrument No. 20050715-0082455 and Instrument No. 20060912-0112730, in said Register's Office; and

5) Matters appearing on the plan of record as Instrument No. 20060616-0072004, in said Register's Office; and

6) Charter of The 3102 West End Circle Condominiums Owners' Association, Inc., of record as Instrument No. 20050408-0038974, in said Register's Office, and as Exhibit "C" of said Master Deed, together with the By-Laws shown as Exhibit "B" of said Master Deed; and

7) Applicable Restrictive Covenants contained in Instrument of record in Book 571, Page 465, and Book 647, Page 310, in the said Register's Office; and

8) Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in The Metropolitan Clerk's Office for Davidson County, Tennessee; and

9) Right of Way Easement of record in Book 778, Page 343, in said Register's Office; and

10) The premises herein described as a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same in set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 3102 West End Circle Condominiums of record as Instrument No. 20050405-0037200, in the Register's Office for Davidson County, Tennessee together with By-Laws attached as Exhibit "B" thereto, and

by First Supplement to Master Deed of record as Instrument No. 20060419-0044895 and amended by Instrument No. 20061018-0129536, said Register's Office; and

11)Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

( ) unimproved
This is (X) improved property known as 3100 West End Circle Unit # 302, Nashville, Tennessee 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 19th day of January, 2016 :

Gina Grisham

Steven Grisham

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Hannah, a Notary Public in and for said County and State, the within named GINA GRISHAM AND STEVEN GRISHAM, WIFE AND HUSBAND, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 19th day of January, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019