BILL GARRETT, Davidson County
Trans:T20160017089 DEEDWARR
Recvd: 03/02/16 10:10 2 pgs
Fees:13.00 Taxes:995.30
20160302-0019809

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0150

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS ~~$269~~,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26 DAY OF Feb, 2016

Notary Public
Commission Expires: 1-13-20

CHRIS MEE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yunoung Kim 1110 Inglewood Drive Nashville, TN 37216	NEW OWNER	061-03-0-184.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Hyde Group, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yunoung Kim and Kim Cruise

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:

LAND in Davidson County, Tennessee, being Lot No. 27 and the westerly one half of Lot No. 26 of Block "A" of Inglewood Heights Subdivision of A. J. Coleman's property, of record in Book 1424, Page 85, Register's Office of Davidson County, Tennessee.

BEGINNING in the Southerly margin of Inglewood Drive at a point 30 feet West of the common corner of Lots Nos. 25 and 26; thence with the center line of Lot No. 26, Southwardly 170 feet to the Northerly margin of Lot No. 3; thence with the Northerly margin of Lots Nos. 3 and 2, Westwardly 90 feet; thence Northwardly 170 feet to the Southerly margin of Inglewood Drive; thence with the Southerly margin of said Drive, Eastwardly 90 feet to the point of beginning.

BEING the same property conveyed to Hyde Group, LLC by Warranty Deed from Janet T. Barry, Trustee under the Irrevocable Trust Agreement of Vera F. Tucker dated June 16, 2014, said Warranty Deed being dated 6/22/15 and recorded 6/26/15 in Instrument No. 20150626-0061511, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1110 Inglewood Drive, Nashville, TN 37216.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of February, 2016.

Hyde Group, LLC

By: _____
Phil Hyde, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Phil Hyde with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Member of Hyde Group, LLC, the within named bargainor, a limited liability company, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand and official seal at office this 26 day of Feb .2016.

_____
Notary Public

Commission Expiration: 1-13-20

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC CHRIS MULE