WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160017519 DEEDWARR
Recvd: 03/03/16 10:48 2 pgs
Fees:13.00 Taxes:1063.75
20160303-0020364

B-BR-15-800-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/19

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kent A. Schwab and Linda E. Schwab Victoria E. Schwab	**Quicken Loans Inc.**	
(NAME) **800 Woodland St., Apt 301**	(NAME) **1050 Woodward Avenue**	**082-16-0E-022-00-CO**
(ADDRESS) **Nashville, TN 37206-3762**	(ADDRESS) **Detroit, MI 48226**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HUI-YONG KIM, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENT A. SCHWAB AND LINDA E. SCHWAB, HUSBAND AND WIFE AND VICTORIA E. SCHWAB, UNMARRIED AS** _____, 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:

Land in Davidson County, Tennessee, being Unit No. 301, and the appurtenant interest in the common elements of City View Lofts Condominiums, a Horizontal Property Regime established by Master Deed, recorded as Instrument No. 20020905-0107488, Register's Office for Davidson County, Tennessee as amended by First Amendment to Master Deed for City View Lofts Condominiums recorded as Instrument No. 20030826-0123605, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of City View Lofts recorded as Instrument No. 20020828-0104026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hui-Yong Kim, unmarried by Warranty deed from City View Lofts, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20040123-0009427 Register's Office for Davidson County, Tennessee, dated January 16, 2004 and recorded on January 23, 2004.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- All matters shown on the Plan of record in Instrument Number 20020828-0104026, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of City View Lofts Condominiums of record in Instrument Number 200209050107488, Instrument No. 20030826-0123605 and Instrument No. 20110321-0021996, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20041014-0124079, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Instrument Number 20010529-0055279, Instrument No. 20010529-0055280 and Instrument No. 20020905-0107487, in the Register's Office for Davidson County, Tennessee.
- Approval of development plan of record in Instrument Number 20030826-0123606, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **800 Woodland St., Apt 301, Nashville, Tennessee 37206-3762**.

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 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 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 the 25th DAY OF FEBRUARY, 2016.

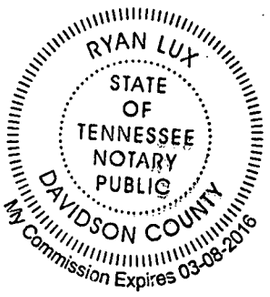
Hui-Yong Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of February, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212