THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16026515**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $188,000.00. Affiant Subscribed and sworn to before me, this 17th day of March, 2016. Notary Public My Commission Expires: 3/10/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160025110 DEEDWARR
Recvd: 03/29/16 09:59 2 pgs
Fees:13.00 Taxes:695.60
20160329-0029347

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura S. Kim 5833 Brentwood Trace Brentwood TN 37027-4653	Same as new owner	Tax Parcel ID No. 160-14-0B-129-00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lori P. McCurry, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura S. Kim, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5833, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230, and Book 5200, Page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, to which reference is here made. the Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, Page 415, register's office for said county, amendment to Master Deed in Book 5545, Page 510, and amendment to By-Laws in Book 5537, Page 988, said register's office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Lori P. McCurry, a single person by Warranty deed from Alice Deck Hawkins and William P. Hawkins, Jr. of record in Instrument No. 20060809-0097777 Register's Office for Davidson County, Tennessee, dated August 04, 2006 and recorded on August 09, 2005.

The execution of this instrument is effected by the signature of Dennis Lee McCurry as Attorney-in-fact for Lori P McCurry, which Power of Attorney is recorded in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 219 and amended in Book 5200, Page 230 and Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is 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 the 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, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums of record in Book 5524, Page 415, amended in Book 5545, page 510 and Book 5868, page 70, Register's Office for Davidson County, Tennessee.

By-Laws appended to Master Deed of record in Book 5524, Page 424, amended in Book 5537, Page 988, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement of record in Book 4460, Page 110 and Book 4831, Page 125, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 6122, Page 419 and Book 6122, Page 424, 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.

This is improved property located at 5833 Brentwood Trace Brentwood TN 37027-4653

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2016.

Lori P. McCurry By Dennis Lee McCurry
Attorney in Fact

Lori P. McCurry by Dennis Lee McCurry as Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis Lee McCurry,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Lori P McCurry,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of March, 2016.

Notary Public

My Commission Expires: 9-10-18

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018