Davidson County DEEDWARR
Recvd: 04/21/16 14:26 3 pgs
Fees:18.00 Taxes:610.13
20160421-0038940

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036814**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $164,900.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2016. Notary Public My Commission Expires: _____

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

WARRANTY DEED

Address New Owner: Samuel Y. Ahn and Geun Hee Ahn 185 Nashboro Greens Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135-11-0C-065.00-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, **Yanika C. Smith-Bartley and Brian C. Bartley, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Samuel Y. Ahn, a single man and Geun Hee Ahn, married**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County , Tennessee, being Unit 222, Nashboro Village - Tract 18 Phase Two , as shown on plat of record in Plat Book 9700, Page 968, amended at Instrument No. 20010423-0039877, in the Register s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to YANIKA C. SMITH, by deed from GREENVALE CONSTRUCTION, LLC, of record in Instrument No. 20040809-0095758, dated March 31, 2004, said Register's Office. YANIKA C. SMITH conveyed her interest to YANIKA C. SMITH-BARTLEY and husband, BRIAN C. BARTLEY, by quitclaim deed of record in Instrument No. 20111104-0086579, dated October 28, 2011, 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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 135-11-0C-065.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 9700, page 968 and Instrument No. 20010423-0039877, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4827, page 14 and Supplemental Declaration of record in Instrument No. 20001031-0108075 , said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11703, page 582, amended in Instrument No . 20000627-0063887, Instrument No. 20010322-0027767, Instrument No. 20021211-0152723 and Instrument No. 20070118-0007533, said Register's Office.

Memorandum of Lease of record in Book 10690, page 327, said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, said Register's Office.

Golfcart Easement of record in Book 10110, page 854, said Register's Office. Anchor Easement of record in Book 5563, page 5, said Register's Office.

This is improved property located at 185 Nashboro Greens Nashville TN 37217

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 15th day of April, 2016.

Yanika C. Smith-Bartley

Brian C. Bartley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yanika C. Smith-Bartley and Brian C. Bartley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2016.

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19

Notary' Seal (if on paper)

