WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/16 15:39 3 pgs
Fees:18.00 Taxes:629.00
20160502-0043004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of April, 2016

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 20, 2018
(AFFIX SEAL)

JAKE CRUM NOTARY PUBLIC STATE OF TENNESSEE SUMNER CO.

MTJ-161493

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sun Kyung Kim	State Bank & Trust Company	120 13 0 041.00
(NAME)	(NAME)	
1215 Currey Rd.	2743 Perimeter Parkway, Building 100, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Augusta, GA 30909	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew J. Maynard and Dana M. Maynard, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sun Kyung Kim,** ~~**an unmarried man**~~*, 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: * A married woman S K K

Land in Davidson County, Tennessee, being the easterly 111 feet of the Francis T. Morgan Tract and described according to a survey by John Kohl, surveyor dated September 24, 1976, as follows:

Beginning at a point in the southerly margin of Currey Road, said point being N 87 degrees 50 minutes W 200 feet from the southwesterly intersection of Currey and Catalina Drive and being the northwest corner of the property herein described; thence leaving the southerly margin of Currey Road S 2 degrees 41 minutes W 208 feet to a point; thence N 87 degrees 50 minutes W 111 feet to a point; thence N 2 degrees 41 minutes E 208 feet to a point in the southerly margin of Currey Road; thence with the southerly margin of Currey Road S 87 degrees 50 minutes E 111 feet to the point of beginning.

Being the same property conveyed to Andrew J. Maynard and wife, Dana M. Maynard by Warranty Deed from Ryan Steven Hoyle dated June 14, 2012 and recorded June 21, 2012 as Instrument No. 201206210054445, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1215 Currey Rd., Nashville, TN 37217

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this ~~28th~~ 29th day of April, 2016.

Andrew J. Maynard by Thomas Fox his Attorney in Fact

Andrew J. Maynard by Thomas Fox, his Attorney in Fact

Dana M. Maynard by Thomas Fox her Attorney in Fact

Dana M. Maynard by Thomas Fox, her Attorney in Fact

STATE OF Tennessee

County OF ~~Wilson~~ Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Thomas Fox, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew J. Maynard and Dana M. Maynard as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Andrew J. Maynard and Dana M. Maynard for the purposes therein contained.

Witness my hand and official seal, this the ~~28th~~ 29th of April, 2016.

Notary Public

My Commission Expires:

(SEAL)

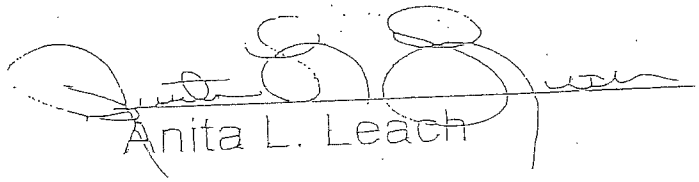
My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File Number: MTJ-161493FC

True Copy Certification

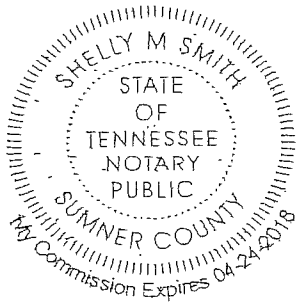
I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

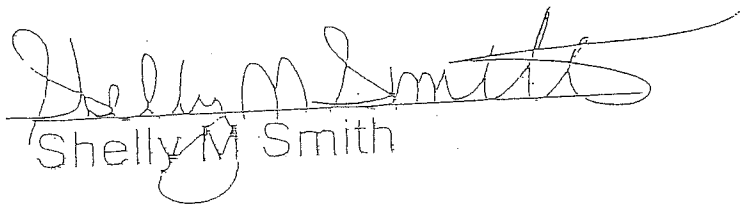


Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.





Shelly M Smith