BILL GARRETT, Davidson County
Trans: T20160037704 DEEDWARR
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Fees: 13.00 Taxes: 1023.05

20160506-0044875

(Notary Stamp)	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $276,500.00. Affiant Subscribed and sworn to before me, this 4 day of May, 2016. Notary Public My commission expires: 12-17-18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Road, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donghan Shin and Mijung An	Donghan Shin	097-02-0-A20-10-0CO
2008 Hickory Brook Drive	2008 Hickory Brook Dr.	
Hermitage, TN 37076-0900	Hermitage, TN 37076	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Nicole K Anderson f/k/a Nicole K. Kibodeaux and Daniel Ryan Anderson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Donghan Shin and Mijung An, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Final Plat Villages of Riverwood Section One Phase 2B, of record in Plat Book 20131025-0111236, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicole K. Kibodeaux, unmarried and Daniel R. Anderson, unmarried, tenants in common with right of survivorship by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20131025-0111236 Register's Office for Davidson County, Tennessee, dated October 24, 2013 and recorded on October 25, 2013.

This is improved property known as 2008 Hickory Brook Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of May, 2016.

Nicole K Anderson

Daniel Ryan Anderson

STATE OF Pennsylvania

COUNTY OF Philadelphia

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nicole K Anderson and Daniel Ryan Anderson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of May, 2016.

Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MARISA LYNN NICHOLS, Notary Public
City of Philadelphia, Phila. County
My Commission Expires April 7, 2019

SolomonParks File No. 316068

MARISA LYNN NICHOLS NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA

SP 11/2015