RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

+ Bo & Ji
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019

BILL GARRETT, Davidson County
Trans: T20160039962 DEEDWARR
Recvd: 05/13/16 08:39 2 pgs
Fees: 13.00 Taxes: 1184.00
20160513-0047695

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)
Bo Kyoung Choi and Ji Eun Lee	SAME	
(NAME)	(NAME)	**117-07-0J-020.00-CO**
2053 Lombardy Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-1352		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY LEVIN, MARRIED AND JESSICA LEVIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BO KYOUNG CHOI AND JI EUN LEE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 2053 on the Plan of The Kingsbridge Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (TCA 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for The Kingsbridge Condominiums, of record in Book 7105, page 777, as amended in Book 7457, page 15, Register's Office for Davidson county, Tennessee, including without limitation, the Bylaws appended thereto of record in Book 7105, page 804, said Register's Office, to which Master Deed reference is hereby made for a more complete and accurate description of said unit;

Together with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

Together with the allocated Parking Space No. P-5, which is hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Jeffrey Levin, married, and Jessica Levin, unmarried, Joint Tenants with right of survivorship by Warranty deed from Sarah H. Ross and spouse, Richmond Ross of record in Instrument No. 20050714-0081894 Register's Office for Davidson County, Tennessee, dated June 28, 2005 and recorded on July 14, 2005.

THIS HAS NEVER BEEN A MARITAL RESIDENCE OF GRANTORS HEREIN.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- 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 Kingsbridge Condominium of record in Book 7105, Page 777, and amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee;
- Amendment to By-Laws of record in Book 9539, Page 564, and Instrument Number 20051116-0138698, in the Register's Office for Davidson County, Tennessee;
- Charter of record in Book 7912, Page 543, Book 7817, page 947, Book 7182, page 221 and Book 7182,

page 216, 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;
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof;
- 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: **2053 Lombardy Avenue , Nashville, Tennessee 37215-1352**.

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 11th DAY OF MAY, 2016.

Jeffrey Levin

Jessica Levin

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY LEVIN, 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 11th of May, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

GERARDO OCAMPO
Notary ID # 129339125
My Commission Expires
November 14, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA LEVIN, 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 11th of May, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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