BILL GARRETT, Davidson County
Trans:T20160040770 DEEDWARR
Recvd: 05/16/16 14:07 2 pgs
Fees:13.00 Taxes:1191.40
20160516-0048666

G#28359-2

WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$322,000.00**

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2016.

Notary Public

My commission expires: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kristen Mae Stovall	**Renasant Bank**	**104021A10600CO**
3127 Long Boulevard #106	**2001 Park Place North, Ste. 150**	
Nashville, TN 37203	**Birmingham, AL 35203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jee R. Yoo and wife, Sonia Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen Mae Stovall, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 of Park West Court, a Condominium Development as established by the Master Deed of record as Instrument No. 20050714-0081900, and By-Laws appended thereto, and as amended in Instrument No. 20061030-0134372, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements shown on Exhibit "D" to said Master Deed. Said Unit also being shown as part of the plan of record as Exhibit "C" of said Master Deed of record as Instrument No. 20050714-0081900 and as amended by Instrument No. 20061030-0134372, said Register's Office, for a more complete identification and description of such Unit.

TOGETHER with Parking Space No. 10 as shown on Exhibit "A" to the Master Deed as amended by Instrument No. 20061030-0134372, said Register's Office.

BEING the same property conveyed to Jee R. Yoo, a married man, by Special Warranty Deed dated April 8, 2011, from Federal Home Loan Mortgage Corporation ("Freddie Mac"), of record in Instrument No. 20110415-0029108, Register's Office for Davidson County, Tennessee.

SONIA Lee, spouse of the above named Jee R. Yoo, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THIS instrument is being executed on behalf of Jee R. Yoo and wife, Sonia Lee, pursuant to a Limited Power of Attorney executed by them on the 4th day of May, 2016, of record in Instrument No. 20160516-0048605 **, Register's Office for Davidson County, Tennessee.**

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" of the Master Deed of record in Instrument No. 20050714-0081900, as amended in Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee;

2) Application to combine Parcels of record in Instrument No. 20050728-0088338, Register's Office for Davidson County, Tennessee;

3) Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20050913-0110219, Register's Office for Davidson County, Tennessee;

4) Easement for Storm Drainage of record in Instrument No. 20050913-0109997, Register's Office for Davidson County, Tennessee;

5) Master Deed of Park West Court, a Condominium Development, of record in Instrument No. 20050714-0081900, and By-Laws appended thereto as set forth as Exhibit "B", and as amended in Instrument No. 20061030-0134372, Register's Office for Davidson County, Tennessee;

6) Charter of the Park West Court Condominium Owners Association, Inc., of record in Instrument No. 20050707-0078752, said Register's Office;

7) Easement for driveway as set out in the Deeds of record in Book 712, Page 120, and in Book 898, Page 758, Register's Office for Davidson County, Tennessee;

8) Grant of Appurtenant Easements for Joint Driveway of record in Book 11602, Page 445, in said Register's Office;

9) Applicable Restrictions of record in Book 647, Page 310, in Book 498, Page 281, and in Book 573, Page 53, Register's Office for Davidson County, Tennessee;

10) Non-Exclusive permanent access easement as set out in Instrument No. 20040430-0049497, said Register's Office;

11) Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee;

12) Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above;

13) Rights of others in and to the common elements; and,

14) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **3127 Long Boulevard #106, Nashville, TN 37203**.

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 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 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 my/our hand(s) this **12th** day of **May, 2016.**

Jee R. Yoo by Houston Howell, attorney-in-fact

Jee R. Yoo By Houston Howell, Attorney-In-Fact

Sonia Lee by Houston Howell, attorney-in-fact

Sonia Lee By Houston Howell, 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 aforesaid, the within named **Houston Howell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Jee R. Yoo and wife, Sonia Lee,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jee R. Yoo and wife, Sonia Lee,** for the purpose therein contained, by signing the name of **Jee R. Yoo and wife, Sonia Lee,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **May, 2016.**

Katherine Goodson

Notary Public

My Commission Expires: March 10, 2019

KATHERINE GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.