File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160054189 DEEDWARR
Recvd: 06/24/16 14:24 2 pgs
Fees: 13.00 Taxes: 1665.00
20160624-0064832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hyunseung Oh and Dahye Kim	NEW PENN FINANCIAL	
(NAME) 2934 Wellesley Trace	(NAME) 4000 W. BROWN DEER ROAD	117-6-A/8.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) MILWAUKEE, WI 53209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NATALIA ARTIKHOVICH WARNER, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HYUNSEUNG OH AND DAHYE KIM, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit No. 10 A, Section 3 on the Plan of Wellesley Trace, Lot 10, of record in Plat Book 5210, Pages 156 and 315, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Natalia Artikhovich by deed from Mitchell K. Sanders, unmarried, dated April 6, 2012, of record in Instrument No. 20120416-0032213, Register's Office for Davidson County, Tennessee.

Natalia Artikhovich has since married and is now known as Natalia Artikhovich Warner. Christopher Jon Warner has never lived at this property and has no marital rights therein.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 5210, Pages 156 and 315, said Register's Office; Restrictive covenants of record in Book 5054, Page 633, Book 5640, Page 75, Instrument Nos. 20121121-0107666 and 20060508-0053727, said Register's Office; Bylaws of record in Book 5054, Page 649, said Register's Office; and Charter of record in Book 5065, Page 684 and Instrument No. 20060626-0075751, said Register's Office.

unimproved _
This is improved x property, known as 2934 Wellesley Trace, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hand this 23 day of June, 2016

NATALIA WARNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Natalia Artikhovich Warner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of June, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019