BILL GARRETT, Davidson County
Trans:T20160054874 DEEDWARR
Recvd: 06/28/16 09:56 2 pgs
Fees:13.00 Taxes:1074.85
20160628-0065683

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160960TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sineil Kim	**Mortgage Investors Group**	
9309 Coralberry Dr.	**8320 E. Walker Springs Lane, Suite 200**	**181-11-0B-100.00CO**
Brentwood, TN 37027		

WARRANTY DEED

For and in 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, **Amy M. Tovar, unmarried**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Sineil Kim and Chunji Lim, husband and wife,** hereinafter called the Grantees, their 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. 100 on the Plat of Concord Place II, Phase 3, Carter Property, of record in Instrument No. 20080808-0082075, Register's Office for Davidson County, Tennessee, also known as The Hills at Concord Place, Phase Four, by Sixth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for the Hills at Concord Place, of record in Instrument No. 20090528-0048903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lauren Butler and husband, John Matthew Butler, from Centex Homes, a Nevada general partnership dated May 22, 2009, of record in Instrument No. 20090605-0052196, Register's Office for Davidson County, Tennessee.

Being further conveyed to Amy M. Tovar and Joshua T. Tovar, wife and husband, from Lauren Butler and husband, John Matthew Butler by deed dated 06/16/2014, filed for record on 06/19/2014 in Instrument No. 20140619-0053613, Register's Office for Davidson County, Tennessee.

****Joshua T. Tovar having since died on 08/22/2014 leaving Amy M. Tovar as his surviving spouse.**

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Amy M. Tovar** does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Amy M. Tovar** further covenants and binds her 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.

This is property is known as: **9309 Coralberry Dr., Brentwood, TN 37027**.

Executed on this 27th day of June. 2016.

Amy M Tovar

Amy M. Tovar

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Amy M. Tovar**, 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 this 27th day of June, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $290,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 27th day of June, 2016.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19