Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

~~39-B~~
File #16-1224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Baird Graham Company, L.L.C., a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Young Kim and Jae W. Kim, husband and wife**, hereinafter called the **Grantee**, Grantee's 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 Unit "A", as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3418 Hopkins Street Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20150708-0066225, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to The Baird Graham Company, L.L.C., a Tennessee Limited Liability Company by deed from Cathy Gay Yarbrough, unmarried, dated May 27, 2015, of record as Instrument No. 20150528-0048929, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3418 A Hopkins Street, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of July, 2016.

The Baird Graham Company, L.L.C.

Sole Member

By L. Baird Graham, sole member

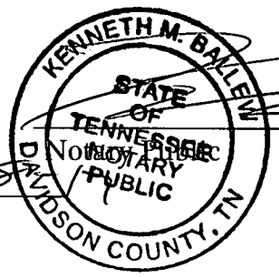
BILL GARRETT, Davidson County
Trans:T20160056913 DEEDWARR
Recvd: 07/05/16 11:48 2 pgs
Fees:13.00 Taxes:3477.63
20160705-0068353

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

BOX 10-A

State of Tennessee)
County of Davidson)

On this 1st day of July, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named L. Baird Graham, sole member of The Baird Graham Company, L.L.C. the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

My Commission Expires: 5-

State of Tennessee)
County of Davidson)

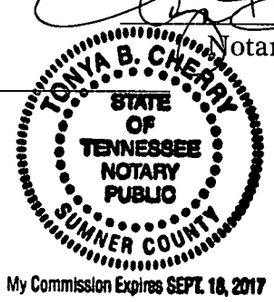
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 939,900.00.

Affiant

Sworn and subscribed before me on this the 1st day of July, 2016.

Notary Public

My Commission Expires:



My Commission Expires SEPT. 18, 2017

NEW OWNER:
Young Kim
3418 A Hopkins Street
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
117-7-4A-1.00