THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 16068096**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $238,000.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2016. Notary Public My Commission Expires: 9-5-2016

BILL GARRETT, Davidson County
Trans:T20160063202 DEEDWARR
Recvd: 07/22/16 11:17 2 pgs
Fees:13.00 Taxes:880.60
20160722-0075660

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kyuok Jeon 918 Tote Lane Nashville TN 37211-8628	Send Tax Bills To: same as new owner	Tax Information: Tax Parcel ID No. 173-09-0A-312.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Theresa N. Davies and Adam C. Davies, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyuok Jeon, a single woman,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Phase Four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theresa N. Davies and Adam C. Davies, wife and husband by Warranty deed from Kelly Martin Mariotti, formerly Kelly M. Martin, a married woman of record in Instrument No. 20140923-0087192 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 23, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20040806-0094784, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, as supplemented recorded in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914 as corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 and as further supplemented recorded in Instrument No. 20060321-0032383, Instrument No. 20060622-0074677 as amended in Instrument No. 20050815-0096405, Instrument No.20070103-0001284 and Instrument No. 20070830-0104306 and as supplemented recorded in Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title

42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, as supplemented recorded in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of The Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7361, Page 230, and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer, water mains and appurtenances of record in Instrument Number 20011129-0130322; Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, in the Register's Office for DavidsonCounty, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, Page 449, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress of record in Instrument Number 20010103-0000902, in the Register's Office for Davidson County, Tennessee.

Grant Easement of record in Instrument Number 20130626-0065783, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 918 Tote Lane Nashville TN 37211-8628

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of July, 2016.

Theresa N. Davies

Adam C. Davies

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Theresa N. Davies and Adam C. Davies, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2016.

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY