THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0307

Map-Parcel No. 142-04-0A-195.00 CO

Davidson County DEEDWARR
Recvd: 08/02/16 11:16 3 pgs
Fees:18.00 Taxes:584.60
20160802-0079629

Property Address:
214 Old Hickory Blvd Unit 195, Nashville, TN 37221

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WARRANTY DEED

Send Tax Statements To:

21144 Enslaw Rd
Waggoner, IL 62572

Grantee's Name, Address:

CHARLES TRAYLOR
21144 Enslaw Rd
Waggoner, IL 62572

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MYONGSUK SUNG, unmarried**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **CHARLES TRAYLOR and PATRICIA TRAYLOR, husband and wife**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 195 of Belle Forest Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee code Annotated and as established by a Master Deed of Belle Forest Condominium Apartments of record in Book 5438, page 699, Register's Office for Davidson County, Tennessee, together with undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed and as further set out on a Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to MYONGSUK SUNG by Warranty Deed from JOSEPH B. MORAN, married, dated 12/23/2009, and recorded on 12/28/2009, of record in Instrument No. 20091228-0117452, Register's Office for Davidson County, Tennessee.

This is improved property known as, 214 Old Hickory Blvd Unit 195, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, his heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of Belle Forest Condominium Apartments of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee.
3. Master Deed as contained in Book 5438, page 699, Register's Office for Davidson County, Tennessee.

4. Easement Agreement as contained in Book 5074, page 945, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 15th day of July, 2016.

MYONGSUK SUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **MYONGSUK SUNG**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 15 day of July, 2016.

Notary Public

My Commission expires: 2-18-17

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $158,000.00 .

Affiant

SWORN TO and subscribed before me on this 15th day of July, 2016.

Notary Public

My Commission expires: _____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).