THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078550** BILL GARRETT, Davidson County Trans:T20160073722 DEEDWARR Recvd: 08/24/16 09:05 2 pgs Fees:13.00 Taxes:2530.80 20160824-0088384	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $684,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2016. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Tae Youn Park and Jea Young Min 829B Clayton Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-06-0B-002.00 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, **James M. Basham, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tae Youn Park and Jea Young Min, husband and wife**, ("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 Unit "B" of Lot 2, on the Horizontal Property Regime for Clayton Condominiums, as recorded in the Master Deed of record in Instrument No. 20060630-0078744, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JAMES M. BASHAM, by deed from CLAYTON PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20061114-0141263, dated November 3, 2006, said Register's Office.

JAMES M. BASHAM conveyed his interest in the subject property to JAMES M. BASHAM and CARMEN KLEIN BASHAM, as tenants by the entirety, by quitclaim deed of record in Instrument No. 20120411-0030812, dated April 10, 2012, said Register's Office.

CARMEN KLEIN BASHAM conveyed her interest to JAMES M. BASHAM, destroying the tenancy by the entirety, by quiclaim deed of record in Instrument No. 20120423-0034613, dated April 19, 2012, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 118-06-0B-002.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20050906-0106512, said Register's Office.

Master Deed of record in Instrument No. 20060630-0078744, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3920, page 891, said Register's Office.

This is improved property located at 829B Clayton Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 18th day of August, 2016.

James M. Basham by Kate Rosenthal, his Attorney-in-Fact

his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for James M. Basham, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2016.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018