WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 12/27/16 (AFFIX SEAL)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

R-VRES-16-01005-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Bate and Jung-Min Shin	**Same as New Owner**	
(NAME)	(NAME)	**108-08-0-096.00**
1005 Elm Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH CATHERINE FOGEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN BATE AND JUNG-MIN SHIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Revised Plat of Section Two of East Lake Subdivision of record in Plat Book 5200, Page 299, 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 Sarah Catherine Fogel, unmarried by Warranty deed from Donald J. Brandt and wife, Rebecca Brandt of record in Book 9126, page 850, Register's Office for Davidson County, Tennessee, dated October 22, 1993 and recorded on October 26, 1993.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 5200, Page 299, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5689, Page 686, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 Elm Court, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20160075003 DEEDWARR
Recvd: 08/29/16 09:18 2 pgs
Fees:13.00 Taxes:555.00
20160829-0089911

Witness my/our hand(s) this the 24th DAY OF AUGUST, 2016.

Sarah Catherine Fogel

Sarah Catherine Fogel

Jane Shelby Pierce by Sarah Catherine Fogel Attorney in Fact

Jane Shelby Pierce, spouse of and by Sarah Catherine Fogel as Attorney in Fact, hereby joins in this conveyance and does transfer and convey any and all marital interest Jane Shelby Pierce may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH CATHERINE FOGEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH CATHERINE FOGEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JANE SHELBY PIERCE, and who acknowledged he/she/they executed the same as the free act and deed of the said JANE SHELBY PIERCE.

Witness my hand and official seal, this the 24th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212