WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165215

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203
M165215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2016.

Notary Public

My Commission Expires: 10-18-16

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans:T20160079106 DEEDWARR
Recvd: 09/09/16 09:39 2 pgs
Fees:13.00 Taxes:1295.00
20160909-0094958

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peter J. Kim 1813 Joy Circle Nashville, TN 37207	New owner	71-12-42.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Capitol Homes, Inc., a Tennessee Corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peter J. Kim, an unmarried man and Theresa Kwag, a married woman, joint tenants in common with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a 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. 51 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50 feet on the easterly side of Joy Circle and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Capitol Homes, Inc., a Tennessee corporation by Warranty Deed from Sheila Ann White, unmarried, dated November 9, 2015, recorded November 12, 2015, of record in Instrument No. 20151112-0114887, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Shelia Ann White by Quitclaim Deed from Carl White, Jr., dated April 1, 1996, recorded June 9, 1996, of record in Book 10090, page 921, said Register's Office, and further, being the same property conveyed to Sheila A. White and husband, Carl White, Jr. by Warranty Deed dated September 25, 1987, recorded September 28, 1987, of record in Book 7363, page 897, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **1813 Joy Circle, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 16th day of September, 2016.

Capitol Homes, Inc., a Tennessee Corporation

Larry J. Hasty

By: Larry J. Hasty
Its: Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry J. Hasty, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Authorized Signor of Capitol Homes, Inc., a Tennessee Corporation a Tennessee corporation, the within named bargainor, a Tennessee Corporation, and that he as such Authorized Signor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Capitol Homes, Inc., a Tennessee Corporation, by the said Larry J. Hasty as its Authorized Signor.

WITNESS my hand and seal at office this 16th day of September, 2016.

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Jessica Lascelle
Notary Public

My Commission expires: 10-18-16