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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 16078593**<br><br>Prepared by:<br>Record and Return to:<br>Chapman & Rosenthal Title, Inc.<br>1620 Westgate Circle, Suite 150<br>Brentwood, TN 37027 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $600,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of September, 2016.<br><br>Notary Public<br>My Commission Expires: MY COMMISSION EXPIRES MARCH 25, 2018<br><br>JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY |

## WARRANTY DEED

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| Address New Owner:<br>Daechul Mark Byun<br>Myoung Kim<br>2014 A Overhill Dr<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131-02-0E-001.00<br>(Unit A) |

**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, **Jung S. Lee and wife, Myoung S. Kim,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daechul Mark Byun and Myung Kim, 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 A on the Plan of Windsong, a Planned Unit Development of record in Plat Book 11190, Page 70, 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 Jung S. Lee and wife, Myoung S. Kim by Warranty deed from Ki Seo (A/K/A Kenneth Klup Seo) of record in Instrument No. 20091007-0093197 Register's Office for Davidson County, Tennessee, dated September 23, 2009 and recorded on October 7, 2009..

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 in Plat Book 11190, Page 70, Register's Office for Davidson County, Tennessee.

Charter of Windsong HOA, Inc. of record in Book 11472, Page 850, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 981, Page 202, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20160079764 DEEDWARR
Recvd: 09/12/16 14:23 2 pgs
Fees:13.00 Taxes:2220.00
20160912-0095746

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11472, Page 857, 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.

By-laws of record in Book 11472, Page 889, 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 2014 A Overhill Dr Nashville TN 37215

**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 8th day of September, 2016.

Jung S. Lee

Myoung S. Kim

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jung S. Lee and Myoung S. Kim, 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 8th day of September, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018