THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 940,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2016. Notary Public MY COMMISSION EXPIRES: 10/2/17 (AFFIX SEAL)

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Komline, Herrie Son, Byong Hyon Son and Myong Hee Son	NEW OWNERS	
1210 7Th Avenue North	1210 7th Avenue North	0821307700
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William A. Stetar and wife, Elizabeth A. Stetar,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Komline, unmarried, Herrie Son, unmarried, and Byong Hyon Son and wife, Myong Hee Son,**

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 the Northerly 47-1/2 feet of Lot No. 111 on the Plan of D. T. McGavock's First Addition of record in Plat Book 10, Page 606 through 609, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 111 fronts 47-1/2 feet on the Easterly side of 7th Avenue North, formerly Vine Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to William A. Stetar, and spouse, Elizabeth A. Stetar by Quit Claim deed from Performance Technology Group, a Tennessee corporation of record in Instrument No. 20070413-0044803 Register's Office for Davidson County, Tennessee, dated April 12, 2007 and recorded on April 13, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1210 7Th Avenue North, Nashville, TN 37208.**

BILL GARRETT, Davidson County
Trans:T20160082387 DEEDWARR
Recvd: 09/20/16 11:33 2 pgs
Fees:13.00 Taxes:3478.00
20160920-0098844

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. 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.

Witness our hands this the 19th day of September, 2016.

William A. Stetar, by Elizabeth A. Stetar his attorney-in-fact

William A. Stetar by Elizabeth A. Stetar, Attorney-in-Fact

Elizabeth A. Stetar

Elizabeth A. Stetar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth A. Stetar,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of September, 2016.

My Commission expires: 4-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Elizabeth A. Stetar,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be the person who executed the foregoing instrument on behalf of **William A. Stetar** and who acknowledged that she executed the same as the free act and deed of **William A. Stetar.**

Witness my hand and official seal this the 19th day of September, 2016.

My Commission expires: 4-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public