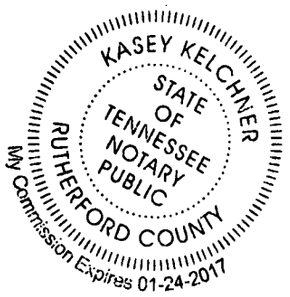
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyung Yup Joanna Chun	NEW OWNER	147030b04000co
(NAME)	(NAME)	
370 Wallace Rd., D23		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia J. McBroom,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kyung Yup Joanna Chun,** _____, 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 Unit No. D-23 on the Plan of Southern Hills Condominiums, as forth as Exhibit A-2 to Master Deed and By-Laws of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patrica J. McMBroom, Kimberly J. Petkish, Kenneth F. McBroom and Thomas C. McBroom, as tenants in common with rights of survivorship, by deed from Morgan Sulcer, Trustee, of record in 20111108-0087352 and further conveyed to Patricia J. McBroom by deed from Kimberly J. Petkosh, Kenneth F. McBroom and Thomas C. McBroom of record in Instrument No. 20160804-0080982. A Scriveners Affidavit was prepared in error in record in Instrument NO. 20160824-0088549 and correct Scriveners Affidavit was prepared in Instrument No. 20160922-0099796, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 370 Wallace Rd., D23, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160085373 DEEDWARR
Recvd: 09/28/16 14:49 2 pgs
Fees:13.00 Taxes:203.50
20160928-0102395

Witness my/our hands this 1st day of September, 2016.

Patricia J. McBroom

State of Tennessee
County of Williamson

Personally appeared before me Patricia J. McBroom, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of September, 2016.

Notary Public
My Commission Expires: _____

File No.: 11244

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017