WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160089953 DEEDWARR
Recvd: 10/12/16 11:15 2 pgs
Fees:13.00 Taxes:621.60
20161012-0107879

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-20-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ann Rachel Hardman	FdM Bank	131-05-0B-427.00-CO
(NAME)	(NAME)	
427 Summit Ridge Place	10 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, I, **Young Shin Kim**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ann Rachel Hardman, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 427, FOUR SEASONS CONDOMINIUM, as established under Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Young Shin Kim by Warranty Deed dated 12/15/2010 from William L. Underhill and wife, Sandra G. Underhill of record in Instrument 201012210101472, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 5050, Page 30; (2) Master Deed of record in Book 6841, Page 349, Master Deed of record in Book 6847, Page 122; (3) Agreement of record in Book 4821, Page 20; (4) Easement of record in Book 5158, Page 230; (5) Agreement of record in Book 5158, Page 852; (6) Agreement of record in Book 5388, Page 503; (7) Engineering Report of record in Book 6847, Page 125; (8) Easement of record in Book 6869, Page 157; (9) Easement of record in Book 6869, Page 162; (10) Easement of record in Book 6870, Page 966; (11) Easement of record in Book 7776, Page 899; (12) Easement of record in Instrument 200109120099679; (13) Charter of record in Book 6855, Page 917; (14) Charter of record in Book 8176, Page 697; (15) Limited Power of Attorney of record in Instrument 201012210101471, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 427 Summit Ridge Place, Nashville, TN 37215
(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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 my hand this 11th day of October, 2016.

Young Shin Kim

State of Tennessee
County of Davidson

Personally appeared before me Young Shin Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of October, 2016.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Mail to:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800