BILL GARRETT, Davidson County
Trans:T20160094533 DEEDWARR
Recvd: 10/26/16 11:06 2 pgs
Fees:13.00 Taxes:172.05
20161026-0113113

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165513

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $46,500.00

Affiant

Subscribed and sworn to before me, this the 21st day of October, 2016.

Notary Public
My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark A. Breeden 924 Coarsey Drive Nashville, TN 37217	Finsworth Mortgage, LLC, an Insbank Company 2106 Crestmoor Road Nashville, TN 37215	107-13-0A-024.00

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, **Sonmi Kim, a single person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark A. Breeden, a single man,** 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:

Being Unit 924, Four Maples Condominium, a horizontal property regime, of record in Plat Book 5200, Page 283, Register's Office Davidson County, to which reference is made for a more complete description.

Being the same property conveyed by Special Warranty Deed from ARLP REO II, LLC to Sonmi Kim, A Single Person as recorded on the 12th day of January, 2016 in Instrument No. 20160112-0003121; Quitclaim Deed from ARNS Inc. to ARLP REO II, LLC as recorded on the 12th day of January, 2016 in Instrument No. 20160112-0003120; Quit Claim Deed from Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3, a subsidiary of Altisource Residential, L.P to ARNS Inc. as recorded on the 12th day of January, 2016 in Instrument No. 20160112-0003119 and Substitute Trustee's Deed from Jason Mangrum, Substitute Trustee to Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3 as recorded on the 15th day of July, 2014 in Instrument No. 20140715-0062325, in the Register's Office of Davidson County, Tennessee.

Sonmi Kim and Sonmi A. Kim are one in the same person.

This is ☒ Improved OR ☐ Unimproved property located at: **924 Coarsey Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2016 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 21st day of October, 2016.

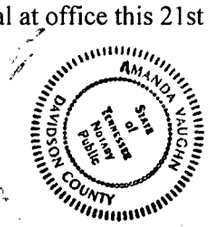
10/21/2016

Sonmi Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sonmi Kim**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of October, 2016.



Notary Public
My Commission expires: 5/5/2020