WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 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

G-KW-16-601-52-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sung Hoon Cho and Young A. Oh	Sung Hoon Cho and Young A. Oh	
(NAME) **601 Old Hickory Boulevard, Unit 52**	(NAME) 601 Old Hickory Blvd., Unit #52	**171-3-B-248.00CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) 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 consideration, the receipt of which is hereby acknowledged, **ESTA J. WORKS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUNG HOON CHO AND YOUNG A. OH, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven, of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Esta J. Works, an unmarried woman, by Warranty Deed from Mary Elizabeth Brewer, married, and William Josh Brewer, recorded March 1, 2012 in Instrument No. 20120301-0018002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Page 957;
- All matters shown on Boundary Plat of record in Plat Book 7900, Page 509;
- Covenants, Conditions and Restrictions of record in Book 7798, Page 843, Book 8920, Page 65, as amended in Book 9500, Page 393, Book 9860, Page 840, Book 10294, Page 850, Book 10694, Page 541, Book 10126, Page 435, Book 10224, Page 683, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 11682, Page 75, Instrument Nos. 20000719-0070558 and 20050705-0076596 and Book 10453, Page 931;
- By-Laws of record in Book 8920, Page 45, as amended in Book 10694, Page 539;
- By-Laws for Townhomes of record in Book 10126, Page 486, as amended in Book 10275, Page 959, Book 11550, Page 554 and Instrument No. 20150102-0000219;
- HOA Charter of record in Book 8920, Page 40;
- Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529;
- QCD for common areas to HOA of record in Book 11753, Page 208;
- Amenities Area of record in Book 9443, Page 538;
- Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, Book 9698, Page 124, and Book 7851, Page 712;
- Dedication of Site Drainage Easement of record in Book 10012, Page 756;
- Water Main Easement of record in Book 9698, Page 81;
- Easement to BellSouth of record in Book 10709, Page 143;
- Storm Water Detention Agreement of record in Book 10357, Page 920;
- Easement for Cable Television of record in Instrument No. 20000516-0049387, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **601 Old Hickory Boulevard, Unit 52, Brentwood, Tennessee 37027**.

BILL GARRETT, Davidson County
Trans:T20160095075 DEEDWARR
Recvd: 10/27/16 12:31 2 pgs
Fees:13.00 Taxes:906.50
20161027-0113706

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), their heirs and 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), 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 my/our hand(s) this the 26th DAY OF OCTOBER, 2016.

Esta J. Works

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESTA J. WORKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of October, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
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Nashville, TN 37212