WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2016

Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jeffery E. Smith and Shannon M. Smith	Jeffery E. Smith and Shannon M. Smith	43-13A-2
(NAME)	(NAME)	
206 W. Ridge Road	206 W. Ridge Road	
(ADDRESS)	(ADDRESS)	
Dillsburg, PA 17019	Dillsburg, PA 17019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162871

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, **I, JAE WOOK SHIN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JEFFERY E. SMITH AND WIFE, SHANNON M. SMITH,** 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 1-2 in Robin Hood Condominiums, as shown on the Plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of such Unit, together with the undivided interest in the common elements of Robin Hood Condominiums appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums, of record in Book 5388, page 524 and Book 6569, page 149, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jae Wook Shin, married by deed from G. Faye Wilson, unmarried, dated August 21, 2009, of record in Instrument No. 20090825-0079925, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3436, page 486, said Register's Office; (b) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 5200, page 124, Register's Office for said County; (c) Master Deed establishing a Horizontal Property Regime of Robin Hood Condominiums, of record in Book 5388, page 524, amended in Book 6569, page 149 and Book 11399, page 660, said Register's Office; and (d) Rights of others in and to the common elements.

Unimproved ☐

This is improved ☒ property, known as 323 Forest Park Road, Unit 1-2, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160108828 DEEDWARR
Recvd: 12/12/16 11:28 2 pgs
Fees:13.00 Taxes:155.40
20161212-0129888

Witness my hand this 9th day of December, 2016

Jae Wook Shin

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jae Wook Shin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2016.

Notary Public
My Commission Expires: 4/19/17

