This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/21/16 08:31 4 pgs
Fees:23.00 Taxes:1091.50
20161221-0133852

ADDRESS NEW OWNER:
Joosik Samuel Choi & Cho Ja Choi
1325 Autumn Springs Lane
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owner

MAP/PARCEL 064-08-0A-019.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kenneth O'Toole unmarried ,** has this day bargained and sold, and does hereby transfer and convey unto **Joosik Samuel Choi and Cho Ja Choi, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section One, Merritt Downs of record in Plat at Instrument No. 20010523-0053201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth O'Toole by Quitclaim deed from Cynthia O'Toole of record in Instrument No. 20151005-0101288 Register's Office for Davidson County, Tennessee, dated September 30, 2015 and recorded on October 05, 2015.

Cynthia O'Toole, the spouse of Kenneth O'Toole, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Kenneth O'Toole.

This is improved property known as: **1325 Autumn Springs Lane, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20010523-0053201, and restrictions in Instrument No 20010604-0057881, Instrument No. 20010702-0069864 and Instrument No. 20040716-0085315, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 19th day of December, 2016.

Kenneth O'Toole by Cynthia O'Toole as attorney in fact

Kenneth O'Toole by Cynthia O'Toole as attorney in fact, recorded in Instrument No. 20161221-0133851 Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia O'Toole, as attorney-in-fact for Kenneth O'Toole, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Kenneth O'Toole, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Cynthia O'Toole, and recorded simultaneously herewith in Instrument No. 20161221-0133851, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 19th day of December, 2016.

Jodie D Pelley
Notary Public

Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kenneth O'Toole,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 19th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of December, 2016.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 169936

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY