Davidson County DEEDWARR
Recvd: 01/26/17 12:33 2 pgs
Fees:13.00 Taxes:1202.50
20170126-0008610

This instrument prepared by & return to: Record

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of January, 2017, by and between James H Cook, party of the first part, and Kee Bum Kim and Hanna Kim, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of McGavock, Wetmore and Others Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, age 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the east side of Odd Street or 16th Avenue North and runs back 150 feet, more or less, to an alley, measures 52 feet, m ore or less, thereon.

Being all or part of the same property conveyed to James H. Cook by virtue of that certain Installment Deed dated December 22, 1995, and being of record at Book 9914, Page 83 in the Register's Office of Davidson County, Tennessee. Being Previously conveyed to S.K. Grayson by Warranty Deed recorded February 24, 1982 of record at Book 5855, Page 202 in said Register's Office, Tennessee. S.K. Grayson died testate in April 1983 leaving the property to his wife, Frances Lyle Grayson. S.K. Grayson's will is of record at Will Book 143, Page 804 in the Probate Court Clerk's Office of Davidson County, Tennessee. Frances Lyle Grayson died testate on October 31,1991. The will of Frances Lyle Grayson is of record at Will Book 179, Page 699 in the Probate Court Clerks' Office of Davidson County, Tennessee.

**Seller warrants that this property has not been used as his primary residence.**

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 21, Page 41 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James H Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James H Cook , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of January, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Kee Bum Kim and Hanna Kim
103 Knoll Ln
Hendersonville, TN 37075

Tax Parcel No 08115027900

Property Address: 1412 16th Ave N
Nashville, TN 37208

MAIL TAX BILLS TO: owners at owner's address

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $325,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of January, 2017.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019