BILL GARRETT, Davidson County
Trans:T20170036725 DEEDWARR
Recvd: 05/02/17 08:14 2 pgs
Fees:13.00 Taxes:1295.00

20170502-0042932

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Kyung Lee
Affiant

Subscribed and sworn to before me this 26th day of April 2017.

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

Notary Public
My commission expires: 02/10/2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Kyung H. Lee	U.S. Bank	082150A10900CO
2115 Yeaman Place #522	P.O. Box 20005	
Nashville TN 37206	Owensboro, KY 42304-0005	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged David Joshua Luttrell and wife Juliana Luttrell hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kyung H. Lee and Yun C. Lee, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 522 and Parking Space 126 and Storage Space 4C, 5th and Main Condominiums as established under Master Deed of record in Instrument No 20060630-0078751 and amended in Instrument Nos 20070104-001656; 20070424-00486007; 20080411-0036927; 20080512-0048553; 20081120-0114262; 20110921-0073283; 20111129-0092827; 20120409-0030284; 20120820-0074741; 20121017-0095419; 20130911-0096032, and as assigned in Instrument No. 20110304-00175580, Register's Office for Davidson County Tennessee to which master deed reference is hereby made for a more particular description of said unit.

The same property conveyed to David Joshua Luttrell and wife Juliana Luttrell by deed from Jim R. Bracey and Cecile P. Wiser of record in Instrument No. 20140505-0037939 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" and as set forth in the Master Deed recorded in Instrument No 20060630-0078751 and amended in Instrument Nos 20070104-001656;

20070424-0048607; 20080411-0036927; 20080512-0048553; 20081120-0114262; 20110921-0073283; 20111129-0092827; 20120409-0030284; 20120820-0074741; 20121017-0095419; 20130911-0096032, and as assigned in Instrument No. 20110304-00175580 3) Charter of 5th & Main Condominium Association of record in Instrument No. 20060626-0076032 4) Easement for Sanitary Sewers/Storm Drainage of record in Instrumet No. 20050623-0072133 5) Storm Water Detention Agreement of record in Instrument No. 20050623-0078082 6) Grant of Overhead Line Easement of record in Instrumet No. 20070228-0024576

This property is improved property known as 2115 Yeaman Place #522, Nashville, Tennessee 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26 day of April, 2017.

David Joshua Luttrell

Juliana Luttrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2017.

Notary Public

My Commission expires: 2/25/19
FILE NO: 09955

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY