THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170411562** BILL GARRETT, Davidson County Trans:T20170043179 DEEDWARR Recvd: 05/22/17 10:20 2 pgs Fees:13.00 Taxes:832.50 20170522-0050397	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2017. Notary Public My Commission Expires: 3/8/21 C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Wilfer Investment, LLC 176 Thompson Lane Suite 200 Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-14-0A-013.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kuikwon K. Kim and Inseop Kim, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wilfer Investment, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Lot No. 13 of The Villas at Concord Place, Phase 1, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20050922-0114218, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "1-A" to said Master Deed, and being a part of Lot 2 on the Plat of record in Instrument No. 20060119-0007172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kuikwon K. Kim and Inseop Kim, as joint tenants with right of survivorship by Warranty deed from Gary L. Taylor and wife Mykalynne Taylor of record in Instrument No. 20080617-0062228 Register's Office for Davidson County, Tennessee, dated June 6, 2008 and recorded on June 17, 2008.

The execution of this instrument is effected by the signature of Kuikwon Kim as Attorney-in-fact for Inseop Kim which Power of Attorney is recorded in Instrument No. 20170522-0050396, Register's office for Davidson County, Tennessee.

Taxes for the year 2017, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218 and as supplemented in Instrument No. 20060328-0035297; Instrument No. 20060501-0049958; Instrument No. 20060731-0092350;Instrument No. 20070130-0012170; amended in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the

covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20051219-0151949 and Instrument No. 20050505-0050659, in the Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to The Villas at Concord Place Homeowner's Association of record in Instrument Number 20051031-0130768, in the Register's Office for Davidson County, Tennessee.

Easement to United States of America of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.

Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8318 Oak Knoll Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2017.

Kuikwon K. Kim

Inseop Kim by Kuikwon Kim as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kuikwon K. Kim, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kuikwon Kim, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Inseop Kim of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of May, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY