THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33235-09-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me this 24th day of May, 2017. Notary Public My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37531

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Eun Hee Ku, Dae Soo Kim, Guo L. Sun 5025 Franklin Pike Nashville, TN 37220	New owner	Map and Parcel No.: 146 10 0 011 00

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, **Debra Jean Jones Rieke and Sue Ann Jones Perkins, Co-Executors of the Estate of Bertha Pauline Goldtrap Jones, deceased**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dae Soo Kim and Eun H. Ku**, as husband and wife, and **Guo L. Sun**, a married man ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5025 Franklin Pike, Nashville, TN 37220.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20170046025 DEEDWARR
Recvd: 05/31/17 11:22 3 pgs
Fees:18.00 Taxes:2294.00
20170531-0053948

IN WITNESS WHEREOF, Grantors have executed this instrument on the 24th day of May, 2017.

Debra Jean Jones Rieke Co-Executor

Debra Jean Jones Rieke, Co-Executor of the
Estate of Bertha Pauline Goldtrap Jones, deceased

Sue Ann Jones Perkins co-executor

Sue Ann Jones Perkins, Co-Executor of the Estate
of Bertha Pauline Goldtrap Jones, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Debra Jean Jones Rieke and Sue Ann Jones Perkins, Co-Executors of the Estate of Bertha Pauline Goldtrap Jones, deceased, 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, at office, this 24th day of May, 2017.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Fieldcrest Estates, as of record in Plat Book 2331, page 124, Register's Office for said County.

Beginning at a point in the west margin of Franklin Pike, the common front corner of Lots Nos. 1 and 2 on said pan; thence westwardly 328.8 feet to a point; thence southwestwardly 129.5 feet to a point in the northely margin of Brentview Court; the common corner of Lots 1 and 3 on said plan; thence southeastwardly along the north margin of Brentview Court, 147.9 feet to a point which is the beginning of a curve; thence around said curve, 78.68 feet to a point in the northerly margin of Brentview Drive; thence eastwardly along the north margin of said Drive, 268 feet to a point which is the beginning of a curve; thence around said curve 39.27 feet to a point in the west margin of Franklin Pike; thence northwardly along the west margin of Franklin Pike, 202.5 feet to the beginning.

Being the same property conveyed to Pauline G. Jones by deed dated July 30, 1982, from John C. Phillips and wife, Joanna G. Phillips, of record in Book 5918, page 206, Register's Office for Davidson County, Tennessee. Pauline G. Jones aka Bertha Pauline Goldtrap Jones died on October 18, 2016 leaving a Last Will and Testament, which has been probated and filed in Docket No. 16P1875, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Bertha Pauline Goldtrap Jones directed the Co-Executors to administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Debra Jean Jones Rieke and Sue Ann Jones Perkins.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 146 10 0 011 00.
2. Restrictive covenants contained in an instrument of record in Book 2542, page 219, amended in Book 3259, page 617 and Book 3458, page 263, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 124, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7434, page 148, Register's Office for Davidson County, Tennessee.