WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeong Soon Eum and Ki Min Eum	~~NEW OWNER~~	161 13 0B 216.00
(NAME)	(NAME) Capitol One NA.	
216 Brushy Creek Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	St. Cloud MN 56303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety Thousand And No/100 Dollars ($290,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Erik Roehl, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeong Soon Eum and Ki M. Eum, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 216 on the Plan of Creekside of Brentwood, as shown as Exhibit "B" of the Master Deed of record in Instrument 20050204-0013611, as amended in Instrument 20050329-0034131, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Erik Roehl by Warranty Deed from Kimberly N. Pinkston, unmarried dated August 5, 2014 and recorded August 7, 2014 as Instrument No. 20140807-0071306, in said Register's Office for Davidson County, Tennessee.

The spouse of the grantor, Angela Roehl, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 216 Brushy Creek Ln., Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

BILL GARRETT, Davidson County
Trans:T20170056030 DEEDWARR
Recvd: 06/30/17 09:43 2 pgs
Fees:13.00 Taxes:1073.00

20170630-0065899

File Number: FRN-173239SSO

Witness our hands this the 28th day of June, 2017

Erik Roehl

Angela Roehl

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Linda Post, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Erik Roehl, as his Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Erik Roehl, for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Linda Post, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Angela Roehl, as her Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Angela Roehl, for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-173239SSO