WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063110 DEEDWARR
Recvd: 07/24/17 10:33 2 pgs
Fees:13.00 Taxes:647.50

20170724-0074457

J-WG-17-2227-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19 (AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cheon S. Kim and Nan S. Kim	**New Owner**	
(NAME)	(NAME)	**081-03-0-339.00**
2227 11th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1173		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. SPERANCE, III, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHEON S. KIM AND NAN S. KIM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Kellow Gardens, Section One of record in Plat Book 3500, Page 110, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the West margin of 11th Avenue, North, and extends back between lines 138.6 feet on the North line and 170.9 feet on the South line to a dead line in the rear, which is a broken line, and measures 63.2 feet.

Being the same property conveyed to James R. Sperance, III, married by Warranty deed from David Pirtle and Carolyn Pirtle, husband and wife and Cherie S. Pirtle and husband, Cornick Whiteside of record in Instrument No. 20141204-0110986 Register's Office for Davidson County, Tennessee, dated November 25, 2014 and recorded on December 04, 2014.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3500, Page 110, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 3803, Page 472, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2227 11th Avenue North, Nashville, Tennessee 37208-1173**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 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/our hand(s) this the 13 DAY OF JULY, 2017.

James R. Sperance, III by Whitney Sperance, Attorney-In-Fact

James R. Sperance, III by Whitney Sperance, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Whitney Sperance, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES R. SPERANCE, III, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES R. SPERANCE, III.

Witness my hand and official seal, this the 13th of July, 2017.

C. Loy Carne

Notary Public
My Commission Expires:
(SEAL)

7-6-2020

C. LOY CARNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212