THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23385

BILL GARRETT, Davidson County
Trans:T20170067477 DEEDWARR
Recvd: 08/04/17 12:04 3 pgs
Fees:18.00 Taxes:1048.95

20170804-0079930

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 283,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2017

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
In Kwak	NEW OWNER	MAP
15451 Old Hickory Blvd.		PARCEL 161 14 0 013 00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Hee Jung Choi, an unmarried person and Young Ae Pil Kim, Hye Jin Ma and Hye Joo Pil as heirs at law of Jong Kook Pil**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **In Kwak**

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 the 6th Civil District of said County and State, described according to a copy of a survey made August 13 (erroneously stated as 143 in prior deed), 1962, by Steve Draper Surveyor, as follows:

Beginning at a point in the south margin of Old Hickory Boulevard, 1133.45 feet east from the northwest corner of the Elmo Phillips Farm; thence along the margin of Old Hickory Boulevard, south 81 deg. east 130 feet to a point: thence leaving said Boulevard, south 9 deg. west 210.7 feet to a point; thence south 85 deg. 06 west 130.3 feet to a point; thence north 9 deg east 220 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT THE EXPRESSLY EXCLUDED THEREFROM IS THAT CERTAIN PROPERTY CONVEYED TO THE STATE OF TENNESSEE IN DEED BOOK 7836, PAGE 232, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Beginning at the point of intersection of the existing south margin of State Route 254 and the west boundary of the Barbara Thompson property: thence with said west boundary south 12 degrees 25 minutes 00 seconds west 13.54 feet to a point: thence with the proposed south margin of said road north 77 degrees 16 minutes 59 seconds west 130.70 feet to a point; thence with the east boundary of the Richard V. Heinrich and Sandra H Heinrich property north 12 degrees 24 minutes 59 seconds east 12.86 feet, more or less to a point; thence with said existing margin easterly 132 feet, more or less to the point of beginning and containing 1,726 square feet.

Being the same property conveyed to Hee Jung Choi and wife, Jong Kook Pil (inaccurate) by warranty deed from David L. Kimbrough and wife, Kim W. Kimbrough of record in Instrument No. 20050831-0104455 Register's Office for Davidson County, Tennessee, dated 08/12/2005 and recorded on 08/31/2005. While the Warranty Deed states that Hee Jung Choi and Jong Kook Pil were married, they were not married and Jong Kook Pil was married to Young Ae Pil Kim. The said Jong Kook Pil having since died intestate on August 2, 2016, his heirs at law are his wife Young Ae Pil Kim and daughters Hye Jin Ma and Hye Joo Pil. See Affidavits of Heirship of record in Instrument No. 20170613-0059003 and Instrument No. 20170613-0059004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **15451 Old Hickory Blvd., 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, 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 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.

Witness our hand(s) this the 1st day of August, 2017.

Hee Jung Choi

Young Ae Pil Kim
Young Ae Pil Kim

Hye Jin Ma

Hye Joo Pil

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hee Jung Choi** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Young Ae Pil Kim** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hye Jin Ma** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hye Joo Pil** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.