BOX 10-B

BILL GARRETT, Davidson County
Trans:T20170074381 DEEDWARR
Recvd: 08/25/17 13:55 2 pgs
Fees:13.00 Taxes:1017.50
20170825-0087642

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAP G. KIM, ET AL	**U.S. BANK NATIONAL ASSOCIATION**	**090-15-0-071.00**
(NAME) **457 ANNEX AVE.**	(NAME) **P.O. BOX 20005**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **OWENSBORO, KY 42304-0005**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, DONALD ARKOVITZ AND WIFE, MARTHA ARKOVITZ,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAP G. KIM, A MARRIED MAN, AND KHAM D. MANG, A MARRIED MAN,** 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 Lot No.289 as shown on the Map of Charlotte Park, Section 11, of record in Plat Book 2900, Pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald Arkovitz and wife, Martha Arkovitz, from Michael Joseph Fahey, Sr., as Executor of the Estate of Altha Mae Fahey and as devisee under the Will of Altha Mae Fahey and Margaret Meires Wolf, Devisee under the Will of Altha Mae Fahey, by deed dated June 20, 2008, of record in Instrument No. 20080623-0064613, said Register's Office.

See Limited Power of Attorney for Martha Arkovitz being recorded simultaneously herewith, of record in Instrument No. 20170825-0087641, said Register's Office.

This conveyance is subject to matters as set forth in the plan of record in Plat Book 2900, Pages 79 and 80, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **457 ANNEX AVE., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 hands this 25th day of August, 2017.

DONALD ARKOVITZ

MARTHA ARKOVITZ her Attorney in Fact
By: Donald Arkovitz, her 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, the within named **Donald Arkovitz,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of August, 2017.

My commission expires: **November 5, 2018**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2017, before me personally appeared **Donald Arkovitz, Attorney in Fact for Martha Arkovitz**, 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 **Martha Arkovitz**, and who acknowledged that he executed the same as the free act and deed of **Martha Arkovitz**.

Witness my hand and official seal at office this 25th day of August, 2017.

My commission expires: **November 5, 2018**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public