Bill Garrett Davidson County
Batch# 21446 DEEDWARR
11/02/2017 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $632.33
20171102-0112614

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: March 15, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Firmesk M. Ali	Regions Bank dba Regions Mortgage	181-02-0A-268.00-CO
(NAME)	(NAME)	
8605 Peckham Lane, 11	2050 Parkway Office Circle, RCN-6, Mail Code ALBH40602B	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Birmingham, AL 35244	
(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 considerations, the receipt of which is hereby acknowledged, I, **Gemma Youngshin Kim, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Firmesk M. Ali, unmarried**, hereinafter called the GRANTEE(S), his heirs and/or 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. Q-11, of LENOX CREEKSIDE, PHASE 4, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument No. 200808080081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 200708010091466 and subjecting the property to the Master Deed of record as Instrument No. 200603060025686, as amended by Instrument No. 200606060066938, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Gemma Young Shin Kim by Warranty Deed dated August 15, 2016 from Lenox Village Properties, LLC, a Tennessee Limited Liability Company of record in Instrument 201608170085958, as corrected in Instrument 201609300103478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per the boundary plat of record in Plat Book 9700, Page 374; (2) Master Deed of record in Instrument No. 200603060025686, said Master Deed was amended of record in Instrument No. 200606060066938, Instrument No. 200708010091466, and Instrument No. 200808080081967; (3) Right of Way Agreements of record in Book 2875, Page 299, Book 2203, Page 579 and Book 2244, Page 11; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11338, Page 743; (5) Stormwater Detention Agreement of record in Instrument No. 200608090097652; (6) Right of Way Easement of record in Instrument No. 200705030053020; (7) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 201301030001024; (8) Grant of Easement of record in Instrument No. 201501260007087; (9) Charter of the Homeowners Association of record in Instrument No. 200602270022558, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8605 Peckham Lane, 11, Cane Ridge, TN 37013
(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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 hand this 31st day of October, 2017.

Gemma Youngshin Kim

State of Tennessee
County of Davidson

Personally appeared before me Gemma Youngshin Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2017.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

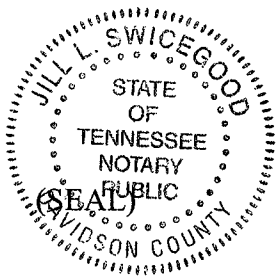
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 9/10/2018