Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1392

Bill Garrett Davidson County
Batch# 23257 DEEDWARR
11/07/2017 12:34:08 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20171107-0114610

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sam A. Kim, a married man and Binh Vay, a married woman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph W. Morris and Joyce A. Morris, husband and wife, and Lori Jiroch and Rockwell Jiroch, wife and husband, as tenants in common with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 23 on the Revised Plan of Hanover Park of Sheffield of record in Book 9700, pages 139, 140 and 141 and revised in Book 9700, pages 154, 155 and 156, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sam A. Kim, a married man, and Binh Vay, a married woman, by deed from Kum An Yi (aka Anna K. Yi) married, dated June 3, 2011, of record in Instrument No. 20110608-0043896, Register's Office for Davidson County, Tennessee. The Grantors hereby certify that they are brother and sister. Binh Vay is married to Si Kim who joins in this conveyance to convey any and all marital interest in subject property. The subject property has not been the residence of the Grantor, Sam A. Kim, spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7605 Hansrote Court, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of November, 2017.

Sam A. Kim

Binh Vay by Sam A. Kim
Her Attorney in Fact

Si Kim

State of Tennessee)
County of Davidson)

On this 6th day of November, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sam A. Kim, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

On this the 6th day of November, 2017, before me personally appeared Sam A. Kim, 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 Binh Vay, acknowledged that such person executed the same as the free act and deed of Binh Vay.

Notary Public

My commission expires: 11-3-20

State of Tennessee)
County of Davidson)

On this 6th day of November, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Si Kim, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 295,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of November, 2017.

Notary Public

My Commission Expires: 11-3-20

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joseph Morris 7454 Huntwick Trail Nashville, TN 37221	New Owner	141-14-0A-023.00