# WARRANTY DEED

Bill Garrett Davidson County
Batch# 33253 DEEDWARR
12/05/2017 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,009.18
20171205-0123844

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(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 |
|---|---|---|
| John C. Kwak | InterLinc Mortgage Services, LLC | 181-01-OA-123.00 |
| (NAME) | (NAME) | |
| 6733 Sugar Hill Drive | 10613 W Sam Houston Pkwy N, Ste 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Houston, TX 77064 | |
| (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, **Sung Eun Choi, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John C. Kwak and Julia J Y K Kwak, husband and wife**, hereinafter called the GRANTEE(S), their 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 all of Lot No. 177, on the Plan of Section Four, Sugar Valley, R20 Residential P.U.D., of record in Plat Instrument No. 200005230051444, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sung Eun Choi, married by Warranty Deed from Thomas G. Gaddis and wife Carrie L. Gaddis, dated April 14, 2005, of record in Instrument No. 200505020048542, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument No. 200005230051444; (2) Covenants, conditions, easements and restrictions of record in Book 11069, Page 14 and Instrument No. 200005230051637; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11262, Page 933, Book 11338, Page 734 and Book 11338, Page 743; (4) Easement of record in Book 11436, Page 750; (5) Dedication of Easement of record in Instrument No. 200104040032941; (6) Dedication of Perpetual Easement for Entrance Wall of record in Instrument No. 200402050014018; (7) Charter and Articles of Incorporation of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, Page 6; (8) Quitclaim Deed of record in Instrument No. 201305230052431; (9) By-Laws of Sugar Valley Homeowners' Association, Inc., Article I of record in Book 11069, Page 24; (10) Boundary Plat of record in Book 9700, Page 374, 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.

This is improved ☑ property, known as 6733 Sugar Hill Drive, Nashville, TN 37211
(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), their 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), their 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 9th day of November, 2017.

Sung Eun Choi

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 30th day of November, 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**



201712050123844

## 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.

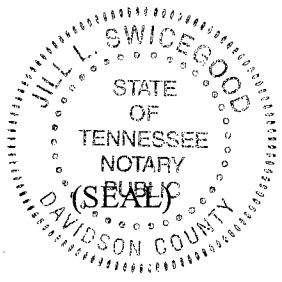
Attorney or Custodian

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

900