Bill Garrett Davidson County
Batch# 36618 DEEDWARR
12/13/2017 09:45:57 AM 2 pgs
Fees: $13.00 Taxes: $791.80
20171213-0126922

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170813066

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $214,000.00.

Affiant

Subscribed and sworn to before me, this26th day of October, 2017.

Notary Public
My Commission Expires: 1-8-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joon Cheol Lee 539 GRIFFIN CIRCLE Hermitage TN 37076-1462	New Owner	Tax Parcel ID No. 064-16-0E-049.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Walburn, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joon Cheol Lee and Sul Young Shin, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 Unit 49, in Building 13, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 200610250132473 and amended in Inst No. 200611060137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Walburn, a single man by Warranty Deed from Phillips Builders, LLC, a Tennessee Limited Liability Company, recorded on the 30th day of November, 2007 in Instrument No. 20071130-0138938, in the Register's Office of Davidson County, Tennessee.

Jennifer Walburn joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061025-0132473, amended in Instrument Nos. 20061106-0137656 and 20071105-0130490.

Charter of Homeowners Association recorded at Instrument No. 20061026-0133179.

Easement for Comcast, recorded in Instrument No. 20151130-0120249.

Easement for Utilities, recorded in Book 4910, Page 838.

Easement for Sewer/Storm Drainage, recorded in Instrument No. 20001208-0121300.

Easement for Stormwater Detention, recorded in Instrument No. 20051230-0156496.

Conveyance to Homeowners Association for Common Elements, Area & Open Space at Instrument No. 20061106-0137657.

This is improved property located at 539 GRIFFIN CIRCLE Hermitage TN 37076-1462

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of October, 2017.

Kenneth Walburn

Jennifer Walburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Walburn and Jennifer Walburn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2017.

Notary Public

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

my commission expires:
01/17/21