Bill Garrett Davidson County
Batch# 48394 DEEDWARR
01/17/2018 02:29:57 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00

20180117-0004909

WARRANTY DEED

ANNE-MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

Subscribed and sworn to before me, this 12th day of JANUARY, 2018

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Andrew Kim 4606 Belmont Park Terrace Nashville, TN 37215	PINNACLE BANK 150 3rd AVE SOUTH, STE1000 NASHVILLE, TN 37201	131-11-0075.00

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 consideration, the receipt of which is hereby acknowledged, I/we, Curtis M. Stevens, Trustee of The Curtis M. Stevens Revocable Trust and Juliane T. Stevens, Trustee of The Juliane T. Stevens Revocable Trust, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Andrew Kim and Nancy Kim, tenants by the entirety, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section I, Seven Hills of record in Plat Book 2133, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Curtis M. Stevens, Trustee of The Curtis M. Stevens Revocable Trust and Juliane T. Stevens, Trustee of The Juliane T. Stevens Revocable Trust by Warranty Deed from Thomas B. Taylor, Jr., and Rhonda C. Taylor of record in Instrument No. 20131101-0113591 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4606 Belmont Park Terrace, Nashville, Tennessee 37215

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, 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 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 my/our hand(s) this 29 day of Dec, 2017.

Curtis M. Stevens, Trustee of The Curtis M. Stevens Revocable Trust

Curtis M. Stevens, Trustee of The Curtis M. Stevens Revocable Trust

Juliane T. Stevens, Trustee of The Juliane T. Stevens Revocable Trust

Juliane T. Stevens, Trustee of The Juliane T. Stevens Revocable Trust

SEE ATTACHED Approved California Acknowledgment

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Curtis M. Stevens, Trustee of The Curtis M. Stevens Revocable Trust, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of The Curtis M. Stevens Revocable Trust, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust as Trustee.

Witness my hand and official seal at office on this the _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Juliane T. Stevens, Trustee of The Juliane T. Stevens Revocable Trust, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of The Juliane T. Stevens Revocable Trust, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust as Trustee.

Witness my hand and official seal at office on this the _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN LUIS Obispo)

On DECEMBER 29, 2017 before me, BRUCE C. TUTTLE A NOTARY PUBLIC
(insert name and title of the officer)

personally appeared CURTIS M. STEVENS AND JULIANE T. STEVENS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

BRUCE C. TUTTLE
Commission # 2107930
Notary Public - California
San Luis Obispo County
My Comm. Expires Apr 20, 2019

WITNESS my hand and official seal.

Signature Bruce C. Tuttle (Seal)