THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114597**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Dana Warsop Affiant Subscribed and sworn to before me, this 9th day of February, 2018. CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY Notary Public My Commission Expires: March 18, 2019

WARRANTY DEED

Address New Owner: Ho Y Shin and Hyemi Kim 470 HUNTINGTON RIDGE DR Nashville TN 37211-5983	Send Tax Bills To: Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 161-11-0A-093.00 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, **Alban P. Cambournac and Elise Cambournac, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ho Y Shin and Hyemi Kim, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 93 on the Plan of Huntington Ridge Townhouses of record in Book 9700, Page 846, 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 Alban P. Cambournac and wife, Elise Cambournac by Warranty Deed from Wesley R. Hightower, recorded on the 4th day of March, 2002 in Instrument No. 20020304-0026492, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Elise Cambournac as Attorney-in-fact for Alban P. Cambournac which Power of Attorney is recorded in Instrument No. –201802120013625–, Register's office for Davidson County, Tennessee.

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.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4460, Page(s) 67; Plat Book 4675, Page 9 and Plat Book 9700, Page 846.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4729, Page 687; Book 4889, Page 905; Book 5394, Page 243 and Instrument No. 20110331-0024865.

Terms and provisions of by-Laws recorded in Book 7423, Page 762; Instrument Nos. 20080324-0029069 and 20130724-0076332.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-41657

Bill Garrett Davidson County
Batch# 57565 DEEDWARR
02/12/2018 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
13626

Charter of Huntington Ridge Townhouse Homeowners Association, Inc. recorded in Book 4729, Page 682 and Book 4890, Page 84.

Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20140902-0079897.

Stormwater Detention Agreement as set forth in instrument recorded in Book 9775, Page 308.

Conveyance of common area recorded in Book 4742, Page 570.

This is improved property located at 470 HUNTINGTON RIDGE DR Nashville TN 37211-5983

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 9th day of February, 2018.

Alban P Cambournac by EC
Alban P. Cambournac as attorney in fact Elise Cambournac
By: Elise Cambournac as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elise Cambournac, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-fact for Alban P. Cambournac of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of February, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 9th day of February, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

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.

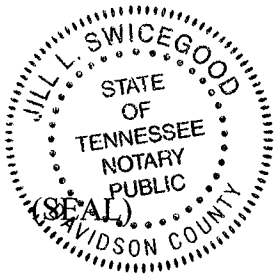
Attorney or Custodian

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)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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