THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2018. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

JAMES A. WALKER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Bill Garrett Davidson County
Batch# 64955 DEEDWARR
03/05/2018 09:39:39 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20180305-0020297

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeong Hwan Cho	owner	MAP 061-15-0
1215 Sunnymeade Drive		PARCEL 139.00
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Randall Hood, Executor, and Mark Hood, Executor, the Co-Executors of The Estate of Alma L. Hood,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeong Hwan Cho and Andrew Michael Cho**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the Easterly 40 feet of Lot No. 78 and the Westerly 30 feet of Lot No. 77 of Block "D" on the Map of Sunnymeade Subdivision Unit No. 2, of record in Plat Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 70 feet on the Northerly side of Sunnymeade Avenue and run back between parallel lines 140 feet to the center line of an 8 foot easement.

Being the same property conveyed to Herbert Edward Hood and wife, Alma L. Hood by Warranty Deed from Oakie Boyd and wife, Virginia Y. Boyd, of record in Book 5040, page 193, Register's Office for Davidson County, Tennessee, dated June 24, 1976 and recorded on June 29, 1976. The said Herbert E. Hood died December 20, 1996, leaving his wife, Alma L. Hood, as the surviving tenant by the entirety. The said Alma L. Hood died testate on August 17, 2017, and by her Last Will and Testament filed as Docket No. 17P-1751 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), appointed her sons, Randy Hood and Mark Hood as Co-Executors of her estate with directions to sell the subject property. Letters Testamentary were issued to the said Randy Hood a/k/a Randall Hood and Mark Hood by the aforesaid court on November 2, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1215 Sunnymeade Drive, Nashville, TN 37216.**

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 our hands this the 2nd day of March, 2018.

The Estate of Alma L. Hood,

BY: _____
Randall Hood Executor

_____
Mark Hood, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Randall Hood and MarkHood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executors of **The Estate of Alma L. Hood**, and are authorized by the Estate to execute this instrument on behalf of **The Estate of Alma L. Hood**.

Witness my hand and seal this the 2nd day of March, 2018.

My Commission expires 1-6-20

_____
Notary Public

JAMES A. RICHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN