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

CRT File No. 180315448

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $236,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2018.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 87300 **DEEDWARR**
05/02/2018 08:50:42 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20180502-0041391

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sungjun Ji and Han Na Jin 8524 Calistoga Way Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-14-0A-122.00 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, **Brandon Hannah and Michelle Hannah, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sungjun Ji and Han Na Jin, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit 176 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brandon Hannah and Michelle Hannah, husband and wife by Special Warranty Deed from Harry L. Mathison, Trustee in Bankruptcy for Jennifer N. Horn, recorded on the 1st day of February, 2016 in Instrument No. 20160201-0009694, in the Register's Office of 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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument Nos. 20050922-0114218; 20061228-0160255 and 20060731-0092350.

Charter of Villas at Concord Place Homeowners Association recorded at Instrument No. 20081219-0121383.

Easement for Grant of Transmission Line, recorded in Book 4424, Page 967.

Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20170717-0071455.

Reciprocal Easement Agreement as set forth in instrument recorded in Instrument No. 20050415-0042176.

Conveyance of common elements, open space and common area recorded at Instrument Nos. 20071017-0123091 and 20051031-0130768.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050505-0050659.

This is improved property located at 8524 Calistoga Way Brentwood TN 37027

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, 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 30th day of April, 2018.

Brandon Hannah

Michelle Hannah

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Hannah and Michelle Hannah, 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 30th day of April, 2018.

Notary Public

My Commission Expires: 01/17/21

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