) AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

WARRANTY DEED

Bill Garrett Davidson County
Batch# 88242 DEEDWARR
05/04/2018 11:36:30 AM 2 pgs
Fees: $13.00 Taxes: $715.95

20180504-0042787

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 11-20-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Kim and Nicole Kim	CMG Financial	136 15 0A 055.00
(NAME)	(NAME)	
3405 Old Anderson Road, Unit 211	3160 Crow Canyon Rd ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Three Thousand Five Hundred And No/100 Dollars ($193,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Frenchie Hopkins and Elaine A. Hopkins, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Kim and Nicole Kim, husband and wife**, 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:

Being Unit 55, of the Plan of First Revision to Phase 2, Final Plat, Watercrest Townhomes, as of record in Plat Book 11190, Page 81, Register's Office of Davidson County, TN, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Elaine Grady by Warranty Deed from Frenchie L. Hopkins, unmarried dated October 18, 2001 and recorded October 22, 2001 as Instrument No. 20011022-0114699, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Frenchie Hopkins by Quitclaim Deed from Elaine Grady Hopkins, married, formerly known as Elaine Grady, as her sole and separate property dated January 4, 2016 and recorded January 6, 2016 as Instrument No. 20160106-0001238, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 3405 Old Anderson Road, Unit 211, Antioch, TN 37013

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, has 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 30 day of April, 2018

Frenchie Hopkins by Hillary Monroe Smith as attorney in fact

Frenchie Hopkins, by Hillary Monroe Smith as attorney in fact

Elaine A. Hopkins by Hillary Monroe Smith as attorney in fact

Elaine A. Hopkins, by Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frenchie Hopkins and Elaine A. Hopkins, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Frenchie Hopkins and Elaine A. Hopkins, for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2018.

Notary Public

My Commission Expires: 7-24-2021

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-182648SSO