WARRANTY DEED

Bill Garrett Davidson County
Batch# 90308 DEEDWARR
05/09/2018 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $634.55
20180509-0044272

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF May, 2018

Notary Public

MY COMMISSION EXPIRES: 03/08/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kang Khan Kim	Kang Khan Kim	
(NAME)	(NAME)	
4707 Lori Drive	4707 Lori Drive	148-12-011.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(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, **SUSAN EDWARDS CLINE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KANG KHAN KIM AND WIFE, LIAN NUAM**, 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 Lot No. 31, on the Plan of Lori Heights as of record in Book 3106, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 75 feet on the Westerly side of Lori Drive, and runs back parallel lines, 195 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from Susan Edwards Cline, Successor Trustee of the Clarence Edwards Revocable Living Trust to Susan Edwards Cline, as recorded on the 13th day of November, 2017 in Instrument No. 20171113-0115844; Executor's Deed from Susan Edwards Cline, Executrix of the Estate of Clarence Edwards, deceased to Susan Edwards Cline, Successor Trustee of the Clarence Edwards Revocable Living Trust dated 1-1-06, as recorded on the 14th day of June, 2017 in Instrument No. 20170614-0059532 and Warranty Deed from William M. Atwood, Jr. and Lisa Kay Atwood and Rhonda A. Boyte to Clarence Edwards, as recorded on the 20th day of May, 2005 in Instrument No. 20050520-0057271, in the Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4707 Lori Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 4 day of May, 2018

Susan Edwards Cline

SUSAN EDWARDS CLINE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Edwards Cline, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of May, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, 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 his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K.R. Wagner, a notary public for this county and state, Barbara T. Hodge, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Sept 20, 2020

