THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415997** Bill Garrett Davidson County Batch# 9 019 **DEEDWARR** 05/11/2018 09:20:02 AM 2 pgs Fees: $13.00 Taxes: $925.00 20180511-0045213	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2018. Notary Public My Commission Expires: SHIRLEY A KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Jeong Hwan Cho and Ting Chang 1518 Norvel Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-04-0-094.00

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, **LOC Distribution, Inc., a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeong Hwan Cho , married, and Ting Chang, unmarried, as tenants in common**, ("Grantees"), its 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 Lot No. 11 of Block "B" on the Plan of Inglewood Golf Club Subdivision, as of record in Book 843, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Warranty Deed from Stephen M. Smith and Mary W. Smith, husband and wife to LOC Distribution, Inc., a Tennessee Corporation as recorded on the 25th day of August, 2016 in Instrument No. 20160825-0088975 and Warranty Deed from Short Realty Partners, L.P., Tennessee limited partnership to Stephen M. Smith and wife, Mary W. Smith as recorded on the 5th day of June, 2001 in Instrument No. 20010605-0058906, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD GOLF CLUB SUBDIVISION, as recorded in Plat Book 843, Page(s) 65.

This is improved property located at 1518 Norvel Avenue Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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 4th day of May, 2018.

LOC Distribution Inc.

BY: _____

Bob Nash, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bob Nash, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Authorized Agent for LOC Distribution, Inc., the maker or a 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 4th day of May 2018.

_____ Notary Public

My Commission Expires: _____

