THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616497** Bill Garrett Davidson County Batch# 105332 **DEEDWARR** 06/15/2018 02:50:03 PM 2 pgs Fees: $13.00 Taxes: $1,798.20 20180615-0057924	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00 Affiant Subscribed and sworn to before me, this 11th day of June, 2018. Notary Public My Commission Expires: REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Danika Paulo 900 20th Avenue South Apt 703 Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0E-049.00 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, **Haerin Shin and Seungho Lee, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danika Paulo**, ("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 Unit No. 703, on the Horizontal Property Regime for The Adelicia, a condominium, as recorded in the Master Deed of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307 and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Together with Parking Space Number 90 and Storage Space Number 54 with are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to HAERIN SHIN and SEUNGHO LEE, wife and husband, by deed from ALLISON B. JACOB, of record in Instrument No. 20170802-0078947, dated July 28, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 092-16-0E-049.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20080529-0054570, said Register's Office.

Master Deed of record in Instrument No. 20060222-0020964, amended in Instrument No. 20090818-0077786, amended and restated in Instrument No. 20071212-0143307, said Register's Office.

Assessments, Special Assessments, Capital Improvement Assessments and Easements as set out in the Amended and Restated Master Deed for The Adelicia, of record in Instrument No. 20071212-0143307, said Register's Office.

Conservation Easement of record in Instrument No. 20071207-0141926, said Register's Office.

Boundary Line Agreement of record in Book 9412, page 677, said Register's Office.

This is improved property located at 900 20th Avenue South Apt 703 Nashville TN 37212

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 11th day of June, 2018.

Haerin Shin
Haerin Shin
by _____, Attorney-in-Fact
BY: William Chapman, Attorney-in-Fact

Seungho Lee
Seungho Lee
by _____, Attorney-in-Fact
BY: William Chapman, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Chapman , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Haerin Shin and Seungho Lee and that he is authorized by Haerin Shin and Seungho Lee to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of June, 2018.

_____
Notary Public

My Commission Expires: _____