WARRANTY DEED

Bill Garrett Davidson County
Batch# 106978 DEEDWARR
06/21/2018 08:15:57 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20180621-0059693

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$420,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of June, 2018.

Dana Delworth

Notary Public
My Commission expires: 7/6/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sung Keun Hyong	new owner	105-04-0H-001.00CO
11-A North Hill		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **GP Michal Company LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sung Keun Hyong**, an unmarried man, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, as established by the Declaration of Covenants, Conditions and Restrictions for 11 North Hill Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20170523-0050940, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Olympus Development, LLC as to forty percent (40%) undivided interest and GP Michal Company, LLC, as to sixty percent (60%) undivided interest from Bobbie J. Wright, unmarried by Warranty Deed on March 17, 2017, of record in Instrument Number 20170321-0027481, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters on the Plan as set out on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20170523-0050940, Register's Office for Davidson County, Tennessee.
- Charter of 11 North Hill Townhomes Homeowner's Association, Inc., of record in Instrument Number 20170523-0050940, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20170523-0050940, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.

This is improved property known as: **11-A North Hill, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 June 18, 2018.

GP Michal Company, LLC

By: Gary P. Michalske, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2018, before me, the undersigned, personally appeared Gary P. Michalske, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Authorized Member of GP Michal Company, LLC a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY