# WARRANTY DEED




Bill Garrett Davidson County
Batch# 114737 DEEDWARR
07/11/2018 11:14:08 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00



20180711-0066956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Vicki Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES:
(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). |
|---|---|---|
| Mich'el G. Lopez | Peoples Home Equity | 070 09 0 211.00 |
| (NAME) | 8351 E. Walker Springs Lane (NAME) | |
| 3213 Alpine Ave | Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Knoxville TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel Eum and Heather S. Eum, husband and wife and Jeong Eum, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mich'el G. Lopez, a married man,** 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. 2 on the Plan of Alpine Hill Subdivision, Section One, of record in Instrument No. 20021114-0141292, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more detailed description thereof.

Together with all interest in and to the Driveway Easement as shown in Quitclaim Deed filed in Instrument No. 20080530-0055238, said Register's Office.

Being the same property conveyed to Daniel Eum, and Heather S. Eum, husband and wife, and Jeong Eum, a married woman by Special Warranty Deed from The Tennessee Credit Union dated December 4, 2014 and recorded December 10, 2014 as Instrument No. 201412100112955, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of Jeong Eum or her spouse.

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 3213 Alpine Ave, Nashville, TN 37218

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 6th day of July, 2018.

Daniel Eum

Heather S. Eum

Jeong Eum by Daniel Eum A/F

Jeong Eum, by Daniel Eum, her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Daniel Eum and Heather S. Eum, husband and wife and Daniel Eum as attorney-in-fact for Jeong Eum, a married woman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

File Number: GRN-184716SSO