Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1617

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 7, 2018.

Notary Public
Commission Expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Bill Garrett Davidson County
Batch# 126905 DEEDWARR
08/09/2018 11:51:08 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20180809-0078596

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eugene Choi 261 Tanksley Avenue Nashville, TN 37211	Eugene Choi	119-14-0-043

WARRANTY DEED

FOR AND IN 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, I/WE,

Erin Zappin and John Zappin, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eugene Choi, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28 of Block "D" on the Map of Woodbine Courts, Part 2, not of record, and being more particularly described according to a Plan of said subdivision by Blanchard and Parrish, Engineers, as follows:

Said Lot No. 28 fronts 75 feet on the Southerly margin of Tanksley Avenue and extends back between parallel lines, 156.5 feet to a dead line, same being the rear line of Lot No. 2 in same block.

Being the same property conveyed to Kent E. Baggett and wife, Sherry J. Baggett by deed from Louise Timms Mills, an unmarried woman, of record in Book 5781, Page 515, Register's Office for Davidson County, Tennessee, dated August 11, 1981 and recorded on August 12, 1981. (Value of consideration shown in aforementioned deed $31,700.00.)

Being the same property conveyed to Robin Gaye Lee and Jack H. Whitehead and Doris A. Whitehead by deed from Kent E. Baggett and wife, Sherry J. Baggett,

of record in Book 8409, Page 321, Register's Office for Davidson County, Tennessee, dated July 29, 1991 and recorded on July 31, 1991. All right, title and interest of John Ernest Lee, as the husband of Robin Faye Lee, was divested out of him and vested solely in the said Robin Gaye Lee by Final Decree of Divorce of record in Book 8792, Page 851, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $56,000.00.)

Being the same property conveyed to James Gordon Allen and wife, Frances D. Allen by deed from Robin Gaye Lee, unmarried and Jack H. Whitehead and wife, Doris A. Whitehead, of record in Book 10698, Page 224, Register's Office for Davidson County, Tennessee, dated November 21, 1997 and recorded on November 21, 1997. (Value of consideration shown in aforementioned deed $78,000.00.)

Being the same property conveyed to Vikki Ferrell and Morteza Shams, both unmarried by Warranty Deed from James Gordon Allen and wife, Frances D. Allen of record in Instrument No. 20010427-0042806, Register's Office for Davidson County, Tennessee, dated April 26, 2001 and recorded on April 27, 2001. (Value of consideration shown in aforementioned deed $89,000.00.)

Being the same property conveyed to Richard A. Northcutt, Trustee by Trustee's Quitclaim Deed from Vikki Ferrell a/k/a Vikki L. Ferrell and Morteza Shams, both unmarried of record in Instrument No. 20020702-0079174, Register's Office for Davidson County, Tennessee, dated June 17, 2002 and recorded on July 02, 2002 and within the same deed the said Richard A. Northcutt, Trustee conveyed his interest in the subject property to Vikki Ferrell, a/k/a Vikki L. Ferrell and Morteza Shams, both unmarried, as joint tenants with right of survivorship. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Morteza Shams by Quitclaim Deed from Vikki Ferrell, a/k/a Vikki L. Ferrell, of record in Instrument No. 20071019-0123914, Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 19, 2007. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to John Zappin and wife, Erin Zappin by Warranty Deed from Morteza Shams, unmarried, of record in Instrument No. 20160803-0080542, Register's Office for Davidson County, Tennessee, dated July 21, 2016 and recorded on August 03, 2016. (Value of consideration shown in aforementioned deed $218,000.00.)

Being also known as 261 Tanksley Avenue, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 261 Tanksley Avenue, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the August 7, 2018.

Erin Zappin

John Zappin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erin Zappin and John Zappin** 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 this August 7, 2018.

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

(Notary Seal)

Notary Public
My Commission Expires: _____