(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2018.

Notary Public

My commission expires: 1-30-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 144364 **DEEDWARR**
09/24/2018 10:22:33 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20180924-0094261

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elite Developments, LLC	**New Owner**	**Map/Parcel: 148-00-0-288.00**
1251 Wheatley Forest Dr.		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Hee Kyung Shin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elite Developments, LLC, a Tennessee limited liability company

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:

Map/Parcel: 148-00-0-288.00

Land in DAVIDSON County, Tennessee, beginning at a point on the southerly right-of-way of Franklin-Limestone Road, said being point northwesterly corner of this subject tract and the northeasterly corner of William H. Cammack, Jr., land, of record in Deed Book 10289, Page 473, Register's Office for Davidson County, Tennessee; thence with the south margin of said road as follows:

South 42 degrees 42 minutes 06 seconds East 185.61 feet; South 50 degrees 35 minutes 29 seconds East 107.08 feet; South 65 degrees 45 minutes 31 seconds East 56.15 feet; thence with a curve to the left having a radius of 366.12 feet, a distance of 290.12 feet; continuing with said road as follows: North 68 degrees 50 minutes 20 seconds East 54.10 feet; North 53 degrees, 01 minutes 44 seconds East 102.72 feet; North 41 degrees 19 minutes 42 seconds East 18.95 feet; thence leaving Franklin-Limestone Road and severing the land of M.K. Stevenson, Trustee, of record as Instrument No. 2000317002786, Register's Office for Davidson County, Tennessee, as follows: South 50 degrees 40 minutes 44 seconds East 411.60 feet; South 35 degrees 40 minutes 15 seconds East 330.63 feet; South 60 degrees 30 minutes 48 seconds East 137.44 feet to a point on the boundary of Terragon Trails Subdivision, Section One, of record in Book 4860, Page 61, Register's Office for Davidson County, Tennessee; thence with the boundary of the same South 49 degrees 02 minutes 17 seconds West 98.73 feet; North 40 degrees 57 minutes 43 seconds West 10.36 feet; South 49 degrees 02 minutes 17 seconds West 170.00 feet to a point on the boundary of Terragon Hills Subdivision, Section 8, of record in Book 6200, Page 41; thence with the boundary line of Section 8 and Section 9 of record in Book 6200, Page 85, as follows: North 40 degrees 57 minutes 43 seconds West 42.74 feet; North 81 degrees 53 minutes 59 seconds West 260.88 feet; North 83 degrees 12 minutes 53 seconds West 210.32, North 82 degrees 54 minutes 34 seconds 272.53 feet; North 80 degrees 58 minutes 41 seconds West 351.26 feet, to a point on the boundary of Oakwood Terrace Subdivision of record in Book 4460, Page 119, Register's Office for Davidson County, Tennessee; thence with the boundary of the same, North 81 degrees, 48 minutes 47 seconds West, 256.86 feet; North 82 degrees 41 minutes 38 seconds West 28.31 feet to the southeast corner of the aforementioned land of William H. Cammack; thence with the line of same, which is common with the westerly line of this subject tract; North 22 degrees 42 minutes 06 seconds East 739.09 feet to the point of beginning, contained 17.40 acres, more of less.

Included in the above description, but excluded from this conveyance is that property described on Final Plat, Cluster Lot Subdivision, Quiet Creek, Phase Two-Section One, of record in Instrument No. 20040106-0002099, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hee Kyung Shin, by Warranty Deed, from Affordable Housing Resources, Inc., a Tennessee Not-For-Profit Corporation, dated May 21, 2013, of record in Instrument No. 20130523-0052231, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20030122-0008972, and amended in Instrument No. 20030624-0086850, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20030124-0010181, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20030114-0005586, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Instrument No. 20030122-0008973, Register's Office for DAVIDSON County, Tennessee.
Stormwater Detention Agreement with Metropolitan Government of Nashville and Davidson Co. of record in Instrument No. 20020307-0028886, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 0 Franklin Limestone Road, Nashville, TN 37217.

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 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 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 my/our hand(s) this 14th day of September, 2018.

Hee Kyung Shin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Hee Kyung Shin, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **180485JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027