RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811218

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

Karen Y Johnson Davidson County
Batch# 172482 **DEEDWARR**
12/11/2018 08:41:29 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20181211-0120311

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

KCM
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2018.

NOTARY PUBLIC

My commission expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kathryn M. Greaves and Michael B. Fullan<br>1612 Riverside Drive<br>Nashville, TN 37216 | Same address as new owner | 072 15 0 194.00 |

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Five Thousand and 00/100 Dollars ($445,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DERRICK KIM, UNMARRIED AND CHRISTEN PAIGE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KATHRYN M. GREAVES AND MICHAEL B FULLAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Porter Road Subdivision, recorded in Book 843, Page 38, Register's Office for Davidson County, Tennessee to which Map reference is hereby made for a more complete description of said property.

Being that same property conveyed to Derrick Kim and Christen Paige by Quit Claim Deed from Ryan Paige, dated August 14, 2017 and recorded in Instrument No. 201708160084157, Register's Office for Davidson County, Tennessee. Previously being that same property conveyed to Ryan Paige by Warranty Deed from Family Trust Services, LLC, dated May 25, 2017, of record in Instrument No. 20170530-0053383, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of December, 2018.

Derrick Kim by Christen Paige, Attorney-In-Fact

**DERRICK KIM BY CHRISTEN PAIGE, ATTORNEY-IN-FACT**

Christen Paige

**CHRISTEN PAIGE**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christen Paige, 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 seal, this the 5th day of December, 2018.

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christen Paige, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Derrick Kim by Power of Attorney granted on 20181211 · 0120310 and acknowledged that she executed the same as the free act and deed of the said Derrick Kim.

WITNESS my hand and seal, this the 5th day of December, 2018.

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19