(2)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180083 DEEDWARR
01/03/2019 10:47:12 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190103-0000685

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.30.19
(AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kwang Chul Kim and Chang Hon Kim	Fairway Independent Mortgage Corp	114 12 0A 018.00
(NAME)	(NAME)	
135 Stonecrest Drive	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Olivia I. Koues, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kwang Chul Kim and Chang Hon Kim, husband and wife**, 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:

Land located in Davidson County, Tennessee, and being Lot No. 18 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit E in Instrument No. 20060721-0088352 as amended as instrument No. 200802010010773, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Olivia I. Koues, an Unmarried Woman by Warranty Deed from Louis Marasco and Goldie L. Marasco, husband and wife dated June 27, 2016 and recorded July 5, 2016 in Instrument No. 20160705-0068763, in the said Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 135 Stonecrest Drive, Nashville, TN 37209

File Number: FRN-188711SSO

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, 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 our hands this 19th day of December, 2018

Olivia I Koues by Makeysha Sorensen as Attorney-in-fact

Olivia I. Koues
By Makeysha Sorensen as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Olivia I. Koues, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Olivia I. Koues, for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2018.

Laura Elizabeth Mathis

Notary Public

My Commission Expires: 3-13-22

(SEAL)



File Number: FRN-188711SSO