Ortale Kelley Law Firm
330 Commerce Street, Suite 11
Nashville, TN 37201

WARRANTY DEED

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

- Kay G Elam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MARCH, 2019 .

Notary Public

MY COMMISSION EXPIRES: 12-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dae J. Shin	CapStar Bank	186-04-0A-215.00
(NAME) 401 Marlowe Court	(NAME) 2002 Richard Jones Rd Suite 300A	Karen Johnson Davidson County Batch# 207058 **DEEDWARR** 03/18/2019 01:36:50 PM 3 pgs Fees: $18.00 Taxes: $1,517.00
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nashville, TN 37215	20190318-0024488
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we Greg Elam and Kay G, Elam, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Dae J. Shin and Hyun W. Shin, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 472 on the Plan of Final Plat of Burkitt Place, Phase 2D, Section 3, of record in Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Greg Elam and Kay G. Elam, husband and wife by Warranty Deed from Norman Dale Leblanc and Deirdre Leblanc, husband and wife, dated May 22, 2014 and recorded May 22, 2014 of record in Instrument No. 20140529-0046130 and Affidavit of Scrivener's Error recorded as Instrument No. 20140623-0054347, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Instrument No. 20050920-0113225 and Instrument No. 20120517-0043031, in the Register's Office for Williamson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20060306-0025388, as Amended of record in Instrument No. 20070202-0014304 and Assignment of Developer;Rights of record in Instrument No. 20120106-0001500, in the Register's Office for Williamson County, Tennessee, together with all amendments thereto; Easement recorded in Instrument No. 20050816-0096915 in the Register's Office of Williamson County, Tennessee; Agreement for Dedication of Easement recorded in Instrument No. 20050908-0108101, in the Register's Office of Williamson County, Tennessee; Easement Agreement recorded in Instrument No. 20060317-0030915 in the Register's Office of Williamson County, Tennessee; Stormwater Detention Agreement, including terms and conditions thereof as recorded in Instrument No. 20060427-0048083, in the Register's Office for Williamson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 401 Marlowe Court, Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the _____day of March, 2019 .

By: Greg Elam by Kay G Elam Attorney in fact
Greg Elam, by Kay G. Elam, his attorney in fact

Kay G. Elam
Kay G, Elam

State of Tennessee
County of ~~Wilson~~ Williamson

On this 15 day of March, 2019, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Kay G. Elam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Greg Elam, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book *, Page _____, Register's Office of Davidson, Tennessee.

* 20190318-0024487

Witness my hand and Official seal this 15 day of March, 2019.

Notary Public

My Commission Expires:

2-11-22

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kay G. Elam the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2018.

Notary Public

My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122