G#31785-3

BOX 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 219416 DEEDWARR
04/18/2019 09:02:37 AM 2 pgs
Fees: $13.00 Taxes: $3,478.00

20190418-0035698

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00.

Affiant

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: ARK190188TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Court R Horncastle and Holly Horncastle	Bank of America, N.A.	
(NAME) 4127 General Bate Drive	(NAME) P.O. Box 650070	132-05-0V-002.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) Dallas TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Forty Thousand And No/100 Dollars ($940,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELLIE HAN AND EUIHO HAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COURT R HORNCASTLE AND HOLLY HORNCASTLE, 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 in Davidson County, Tennessee, being Unit B as described in Amendment to Declaration of Covenants Conditions and Restriction for Homes at 4132 Outer Drive, a Horizontal Property Regime with Private Elements as established by Amendment recorded in Instrument No. 20151207-0123195, which Amends Master Deed recorded in Instrument No. 20150812-0080697, recorded in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and accurate legal description.

Being the same property conveyed to Euiho Han and Ellie Han, husband and wife by Warranty deed from Cadence Construction, LLC, a limited liability company of record in Instrument No. 20160802-0079674 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 02, 2016.

unimproved ☐
This is improved ☒ property, known as 4127 General Bate Drive, Nashville, TN 37204
(House No.) (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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Ellie Han and Euiho Han, wife and husband this 17 day of April, 2019.

Ellie Han by [signature] Attorney in fact

Ellie Han, by Euiho Han, Attorney in Fact

[signature]

Euiho Han

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the State and County above listed, do hereby certify that Euiho Han personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of April, 2019.

[signature]

Notary Public

My Commission Expires: 8.4.20

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

I, Thomas Vorholt II, a Notary Public for the State and County above listed, do hereby certify that Euiho Han, as attorney in fact for Ellie Han, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of April, 2019.

[signature]

Notary Public

My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY