RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 19-1814
Parcel ID: 183 05 0A 199.00

Property Address:
1032 Colo Trail, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 224432 DEEDWARR
05/01/2019 10:31:03 AM 2 pgs
Fees: $13.00 Taxes: $865.80

20190501-0040290

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Son Ngoc Tran and Ha Thu Nguyen
1032 Colo Trail
Nashville, TN 37013

Address of New Owner:
Son Ngoc Tran and Ha Thu Nguyen
1032 Colo Trail
Nashville, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, MYONGSUK SUNG, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SON NGOC TRAN and HA THU NGUYEN, tenants in common with rights of survivorship**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, being Lot No. 33, October Woods, Phase 5, Section 8, of record in Instrument No. 19991214-030303097 and Instrument No. 1991214-0303098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to MYONGSUK SUNG, an unmarried woman by Deed dated August 30, 2016 from HONG KEUN YOUN, recorded September 6, 2016, in Instrument Number 20160906-0093606, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1032 Colo Trail, Nashville, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 1991214-03030097 and 1991214-0303098, Register's Office for Davidson County, Tennessee.

3. Easement for permanent drainage granted to Metropolitan Government of Nashville & Davidson County, of record in Book 8443, page 75, Register's Office for Davidson County, Tennessee.

4. Easement to the Metropolitan Government of Nashville & Davidson County, as contained in Book 7674, page 508, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 9771, page 560, Book 10010, page 50 and Book 10951, page 709, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 5047, page 661, and Book 5047, page 656, Book 9840, page 276, Book 10181, page 986, Book 10548, page 501, Book 10548, page 503, Book 11700, page 73 and in Instrument No. 1991216-0300152, Register's

Office for Davidson County, Tennessee.

7. Charter for Homeowners Association of record in Book 9840, page 259, Registers office for Davidson County, Tennessee.

8. Quitclaim Deed conveying common area to October Woods Homeowners Association, Inc. of record in Instrument No. 20000425-0041127, Register's Office for Davidson County, Tennessee.

9. By-Laws of record in Book 9840, page 267, Register's Office for Davidson , County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 4/30/19 day of April, 2019.

Myongsuk Sung
MYONGSUK SUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **MYONGSUK SUNG**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of April, 2019.

STEPHANIE A GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $234,000.00.

Affiant

SWORN TO and subscribed before me on this 30 day of April, 2019.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2, 2021

Kathy Snider
Notary Public
My Commission Expires: