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

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190419995** Karen Johnson Davidson County Batch# 225410 DEEDWARR 05/03/2019 09:21:53 AM 2 pgs Fees: $13.00 Taxes: $1,047.10 20190503-0041421	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $283,000.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2019. Notary Public My Commission Expires: 9/30/19 KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yoon Joong Jeong 229 Glenstone Circle Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-02-0A-109.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Mahrt, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yoon Joong Jeong and Yeonjung An, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract of parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 109, on the Plan of Brentwood Villa, Phase 3B, of record in Plat Book 6900, Page 4, and amended in Book 6900, Page 329, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amanda Mahrt, an unmarried woman by Warranty Deed from Daniel T. Castagna, married, recorded on the 16th day of August, 2013 in Instrument No. 20130816-0086173, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3B, BRENTWOOD VILLA, as recorded in Plat Book 6900, Page(s) 329 and Boundary Plat recorded in Plat Book 6900, Page 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD VILLA Condominium of record in Book 6923, Page 943 , as amended by instrument(s) of record in Book 7035, Page 115, Book 7101, Page 730, Book 7143, Page 18, Book 7266, Page 84, Book 7423, Page 567, Book 7423, Page 574, Book 8074, Page 564 and as affected by Appointment of Substitute Trustee recorded at Instrument No. 20071022-0124551 and Instrument No. 20180713-0067776; also subject to easements, rights and

interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Comcast Nashville, I, LLC, recorded in Instrument No. 20120124-0006661.

Easement for Sanitary Sewer, recorded in Book 8127, Page 666.

Easement for Water Main, recorded in Book 8127, Page 782 and Book 8128, Page 17.

Easement for Force Main and Pumping Station, recorded in Book 8127, Page 802.

Agreement for Dedication of Easement for Water Mains and Appurtenances as set forth in instrument recorded in Book 5155, Page 164.

Stormwater Detention Agreement recorded in Book 6385, Page 814.

This is improved property located at 229 Glenstone Circle Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2019.

Amanda Mahrt

Amanda Mahrt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda Mahrt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022