THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Andrew Chung Kim
5843 Nolensville Pike
Nashville, TN 37211

MORTGAGEE
Franklin Synergy Bank
722 Columbia Avenue
Franklin, TN 37064

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
161-00-0-258.00

Karen Johnson Davidson County
Batch# 236932 DEEDWARR
05/31/2019 10:03:17 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20190531-0051775

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **The Embree Family Trust dated November 15, 2017,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew Chung Kim, unmarried and Un Jung Kim and Young Ho Kim,** 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 Lot No. 1 on the Boundary and Subdivision of Southmark, a Planned Unit Development, of record in Book 7900, Page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael A. Embree and Particia L. Embree, Trustees of The Embree Trust Dated November 15, 2017, by Quit Claim Deed executed by Michael A. Embree and wife, Patricia L. Embree, dated November 15, 2017 of record in Instrument No. 201712060124568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 8064, Page 831 and Book 8064, Page 824; Agreement for Construction and Maintenance of Joint Access Roadway, of record in Book 8064, Page 831; Amendment to Agreement of record in Instrument No. 200001140004981; Termination of Declaration of Covenants and Restrictions of record in Instrument No. 200001140004982; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 200401270010170; Stormwater Detention Agreement of record in Instrument No. 200705100056136; Agreement for Dedication of Easement for Storm Drainage and Appurtenances, of record in Instrument No. 200705210060170; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 38, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **5843 Nolensville Pike Nashville, TN 37211.**

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 30th day of May, 2019.

The Embree Family Trust dated November 15, 2017

Michael A Embree, Trustee
Michael A. Embree, Trustee

Patricia L. Embree, Trustee
Patricia L. Embree, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael A. Embree and Patricia L. Embree, Trustees of The Embree Family Trust dated November 15, 2017, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2019.

NOTARY PUBLIC

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of May, 2019.

NOTARY PUBLIC

ELIZABETH G. COOPER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 9/22/20