THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621112

Karen Johnson Davidson County
Batch# 251857 DEEDWARR
07/02/2019 12:10:26 PM 2 pgs
Fees: $13.00 Taxes: $1,700.15

20190702-0064543

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $459,500.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Carlton Loser III 2600 Hillsboro Pike No. 347 Nashville TN 37212	New Owner	Tax Parcel ID No. 117030H34700CO

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, **Stephen J Kim, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Carlton Loser III, a single individual**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 347, Garage G-52, Storage Space S-318 and Garage 82, together with the appurtenant interest in the common elements, as shown on the site plan of the Master Deed of the Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 200510050119789 and amended in Instruments 200602100016562 and 200609190116052, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Stephen J. Kim by Warranty Deed from Darrell Creel, recorded on the 21st day of April, 2009 in Instrument No. 20090421-0036049, in the Register's Office of Davidson County, Tennessee.

Dana M. Kim joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ENCLAVE AT HILLSBORO VILLAGE, A CONDOMINIUM DEVELOPMENT Condominium of record in Instrument No. 20051005-0119789 , as amended by instrument(s) of record in Instrument Nos. 20060210-0016562 and 20060919-0116052; 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 recorded in Book 6502, Page 162.
Stormwater Detention Agreement recorded at Instrument Nos. 20040312-0028775 and 20060406-0039476.

This is improved property located at 2600 Hillsboro Pike No. 347 Nashville TN 37212

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 25th day of June, 2019.

Stephen J Kim

Dana M. Kim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen J Kim and Dana M. Kim, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021