Karen Johnson Davidson County
Batch# 267137 DEEDWARR
08/05/2019 03:45:57 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20190805-0077677

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $205,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of August, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eunice S. Kim	New Owner	072131A00100CO
8895 N Mount Drive		
Alpharetta, GA 30022		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERLANGER LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUNICE S. KIM, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2405 Brasher Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20171128-0121378 being shown on Plat attached thereto as Exhibit "B", as amended in Instrument No. 20180221-0016624, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Richard M. Austell, Jr., unmarried by Warranty deed from Fred A. Neal and wife, Carolyn P. Neal of record in Instrument No. 20060522-0059662 Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on May 22, 2006.

Being a portion of the same property conveyed to RMA Properties, LLC by Quitclaim deed from Richard M. Austell, Jr., unmarried of record in Instrument No. 20070913-0109765 Register's Office for Davidson County, Tennessee, dated September 07, 2007 and recorded on September 13, 2007.

Being a portion of the same property conveyed to Richard M. Austell, Jr. by Quitclaim deed from RMA Properties, LLC of record in Instrument No. 20101209-0098054 Register's Office for Davidson County, Tennessee, dated December 03, 2010 and recorded on December 09, 2010.

Being a portion of the same property conveyed to RMA Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Richard M. Austell, Jr. of record in Instrument No. 20161019-0110398 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 19, 2016.

Being a portion of the same property conveyed to Erlanger LLC, a Tennessee Limited Liability Company by Warranty deed from RMA Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170914-0094046 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 14, 2017. Deed of Correction recorded January 22, 2018 and recorded in Instrument No. 20180122-0006498.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2405 A Brasher Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of August, 2019.

Erlanger LLC, a Tennessee Limited Liability Company

James Richardson, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of Erlanger LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of August, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-2-2022