Karen Johnson Davidson County
Batch# 277806 DEEDWARRSP
08/30/2019 07:59:30 AM 6 pgs
Fees: $33.00 Taxes: $4,440.00
20190830-0087505

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

32017-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dae Sung Bae and Cindy J. Bae 4104C Hillsboro Pike, Unit 1 Nashville, TN 37215	New Owner	131-02-0-B-001-00co

SPECIAL 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 consideration, the receipt of which is hereby acknowledged, the undersigned, **Mad Props, LLC, a Tennessee limited liability company and William R. Hostettler and wife, Monice M. Hostettler** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Dae Sung Bae and wife, Cindy J. Bae** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

BEING all of the same property conveyed to Bill Hostettler and wife, Monice M. Hostettler, and John J. Madden and wife, Chell F. Madden, as tenants in common, by Deed dated April 1, 1982 from N. Carter Andrews, Jr., Trustee, of record in Book 5876, Page 665, Register's Office for Davidson County, Tennessee. The said Chell F. Madden died July 20, 2000 leaving John J. Madden as surviving tenant by the entirety. The said John J. Madden died testate November 25, 2016, and the property was devised to Monica Madden Caton, Sean Michael Madden, Mischelle Madden Hofinger (being one and the same person as Mischelle Madden Hopfinger), and Deirdre Madden Hood by the Last Will and Testament of John J. Madden, of record in Docket No. P-8911 in the Probate Division for Williamson County, Tennessee, and of record in Instrument No. 20170627-0064695, Register's Office for Davidson County, Tennessee. The said Monica Madden Caton, Sean Michael Madden, Mischelle Madden Hopfinger and Deirdre Madden Hood further conveyed their one-half (1/2) undivided interest to Mad Props, LLC, a Tennessee limited liability company, by Quitclaim Deed dated November 24, 2017, of record in Instrument No. 20171213-0127285, Register's Office for Davidson County, Tennessee.

Title to the property is vested in Bill Hostettler and wife, Monice M. Hostettler, as to a 50% undivided interest and Mad Props, LLC, a Tennessee limited liability company, as to a 50% undivided interest, as tenants in common.

THIS is improved property known as 4104C Hillsboro Pike (Unit 1), Nashville, TN 37215.

Grantors also hereby quitclaim to Grantees, without warranty, their interest in and to the exclusive right to use the parking spaces designated in the letter, attached hereto as Exhibit C and incorporated herein by this reference.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantees, their heirs and assigns in fee simple forever. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantees that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 29th day of August, 2019.

Mad Props, LLC, a Tennessee limited liability company

By: _____
Name: Dierdre Madden Hood
Its: Member and Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dierdre Madden Hood, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be a Member and Authorized Agent of Mad Props, LLC, a Tennessee limited liability company, the within-named bargainor, and that she as such Member and Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Member and Authorized Agent.

WITNESS my hand, at office, this 29th day of August, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 1/17/21

IN WITNESS WHEREOF, the Grantors have executed this instrument this 29th day of August, 2019.

William R. Hostettler

Monice M. Hostettler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. Hostettler and wife, Monice M. Hostettler the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 29th day of August, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me this
29th day of August, 2019.

JEFFREY S. BENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being Unit One on the Plat of 4104 Complex, Commercial Condominium Development, said plat being recorded in Book 5800, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 131-02-0-B-001-00co. Estimated 2019 taxes have not been prorated at closing, and have been assumed by the Grantees.

3. All Matters as shown on the Plan of record in Plat Book 5800, Page 9, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record in Book 1430, Page 429, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.

5. The Real Estate herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4104 Complex, of record in Book 5813, page 802, said Register's Office.

6. By-Laws of 4104 Complex Owners' Association, Inc., of record in Book 5813, Page 832, said Register's Office. NOTE: According to the records on file with the Secretary of State of Tennessee, no corporate charter for this entity has ever been filed.

7. All Matters as shown on the Plan of record in Plat Book 1130, Page 102, said Register's Office.

8. An easement for ingress and egress and for a water main as reserved in the Deeds, of record in Book 2012, Page 166 and Book 2135, Page 407, said Register's Office.

EXHIBIT C
Letter Regarding Parking Spaces

Clarence Sutherland
c/o Town & Country Realty
3815 Cleghorn Avenue
Nashville, TN 37215

April 1, 1982

William R. Hostettler
1527 Bernard Avenue
Nashville, TN 37212

RE: Unit 1, 4104 Complex Condominiums ("Unit 1")

Dear Bill:

As Developer under the Master Deed of 4104 Complex Condominiums dated October 9, 1981, I have the right to allocate the exclusive use of parking spaces to the respective Unit Owners. Please allow this letter to serve as my allocation to Unit 1 the exclusive use of the two (2) parking spaces in front of Unit 1 subject to the rules and regulations of the Board.

This allocation shall be for the benefit of current and subsequent owners of Unit 1.

Very truly yours,

Clarence Sutherland

CLARENCE SUTHERLAND

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

