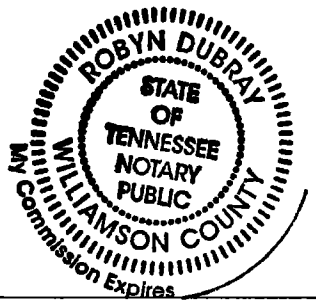
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day November 2019.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Hess	SWBC Mortgage	093-06-OA-135.00
(NAME)	(NAME)	
301 Demonbreun Street, Unit 1101	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 321090 DEEDWARR
11/27/2019 07:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,095.20
20191127-0122517

For and in consideration of the sum of ten dollars, 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 **You Jung Kim and Wonhyoung Cho,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Hess,** a single man hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in the City of Nashville, Davidson County, Tennessee, known as Unit No. 1101, of the Horizontal Property Regime of ENCORE, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, as amended in Instrument Nos. 20151203-0122000, 20170324-0029048 and 20181016-0102535 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, amended at Instrument Nos. 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Youjung Kim by Warranty Deed dated 09/05/2008 from Encore Phase I Development Company, LLC, a Tennessee limited liability company of record in Instrument 200809150094062, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wonhyoung Cho, a life estate for and during and You Jung Kim's natural life, and a remainder interest unto Wonhyoung Cho by Quitclaim Deed Conveying Life Estate dated 03/14/2019 from You Jung Kim of record in Instrument 201903180024296, Register's Office for Davidson County, Tennessee.

This conveyance subject to All matters as set forth per boundary survey of record in Instrument 200604110041760, Restrictions of record in Book 7084, Page 983, Book 7631, Page 606, Book 10512, Page 464, Book 10512, Page 477, Instrument 200605040051825, Land Use Restrictions of record in Instrument 200912140113967, Master Deed for Encore, a Master Condominium, of record in Instrument

200802250018425, as amended in Instrument 200802250018426, Instrument 201111040086473, Master Deed for Encore, a Residential Condominium, of record in Instrument 200802250018429, as amended in Instrument 200802250018430, Instrument 201512030122000, Instrument 201703240029048, Instrument 201810160102535, Stormwater Quality Agreement of record in Instrument 200604060039472, Easement Agreement of record in Instrument 201209060080965, Charter of the Encore Master Association of record in Instrument 200802250018424, Charter of the Encore Residential Association of record in Instrument 200802250018428, said Register's Office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 301 Demonbreun Street, Unit 1101, Nashville, TN 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day November 2019 .

Youjung Kim

You Jung Kim

Wonhyoung Cho by Youjung Kim as Attorney-in-Fact

Wonhyoung Cho by You Jung Kim Attorney in Fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named You Jung Kim, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of November, 2019.

Notary Public:

My Commission Expires: February 22, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Rutherford

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared You Jung Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Wonhyoung Cho, and is authorized by her/him, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book 201911270122516, Register's Office of _____ County, Tennessee.

Witness my hand and Official seal this 21st day of November, 2019.

_____

Notary Public

My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires