Karen Johnson Davidson County
Batch# 487917 DEEDWARR
10/02/2020 09:13:17 AM 3 pgs
Fees: $18.00 Taxes: $2,808.30
20201002-0113922

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 35769

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $759,000.00.

Affiant

Subscribed and sworn to before me this 28th day of September, 2020.

Notary Public
My Commission Expires: 03-08-21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy Choi 1813 Kingsbury Drive Nashville, TN 37215	NEW OWNER	Map and Parcel No.: 158 07 0 010 00

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, Joshua M. Barnett and Rebecca McClintock Barnett (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Nancy Choi, a UNMARRIED woman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1813 Kingsbury Drive, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument effective as of the 28th day of September, 2020.

GRANTORS:

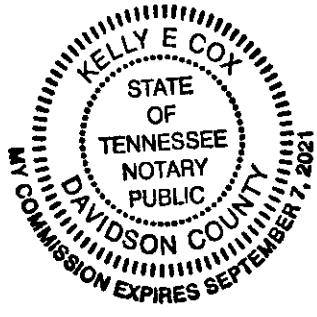
Joshua M. Barnett

Rebecca McClintock Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua M. Barnett and Rebecca McClintock Barnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2020.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 571 on the Plan of Hillsboro Park, Section 10, as of record in Plat Book 2900, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rebecca McClintock Barnett and husband Joshua M. Barnett by deed from David R. Schreiber and Kate S. Schreiber, husband and wife, of record in Instrument No. 20150219-0014420, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2020 and subsequent years, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Book 2900, page 73, Register's Office for Davidson County, Tennessee.