(3)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 542770 DEEDWARR
12/28/2020 11:53:36 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20201228-0153539

Y-SB-VRES-20-321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/6/21
(AFFIX SEAL)

Carrie Borden
State of Tennessee
Notary Public
Williamson County
My Commission Expires December 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Seonwoong Hwang and Jae Yeon Baik	New owner	
(NAME)	(NAME)	**161-13-0B-321.00-CO**
321 Shady Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **WEI LI AND JUNHAN WANG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEONWOONG HWANG AND JAE YEON BAIK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 321 of Creekside of Brentwood, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Amended and Restated Master Deed of record in Instrument No. 20050204-0013611, and as amended in Instrument No. 20050329-0034131, and in Instrument No. 20050822-0100021, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of Creekside of Brentwood, as shown on Exhibit "A" to the First Amendment to Amended and Restated Master Deed for Creekside of Brentwood, of record in Instrument No. 20050329-0034131, Register's Office for Davidson County, Tennessee, for a more complete identification and placement of said unit.

Being the same property conveyed to Wei Li and Junhan Wang, husband and wife by Warranty deed from Viral Shah and Chaula V. Shah, husband and wife of record in Instrument No. 20161110-0119031 Register's Office for Davidson County, Tennessee, dated November 07, 2016 and recorded on November 10, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien already paid in full.
- Subject to all matters shown on the Plan of record as Instrument Number 20090730-0071237, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Creekside of Brentwood of record in Instrument Number 20040702-0079260, amended and restated in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee, with By-Laws of Creekside of Brentwood Homeowner's Association, Inc. appended to the amended and restated Master Deed as Exhibit "C".
- Subject to all matters shown on the Plan attached as Exhibit "B" to the aforementioned amended and restated Master Deed.
- Charter of record in Instrument Number 20041217-0150431, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20080724-0075832, in the Register's Office for Davidson County, Tennessee.
- Ground Lease with SBA Towers, Inc of record in Instrument Number 20000403-0032883, Instrument No. 20000714-0069736, Instrument No. 20040305-0025830 and Instrument No. 20040305-0025837, in the Register's Office for Davidson County, Tennessee.
- Drainage and utility easement of record in Instrument Number 20040305-0025834, in the Register's Office for Davidson County, Tennessee.
- Right of way to State of Tennessee of record in Book 7859, Page 398, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 2438, Page 376, in the Register's Office for Davidson County, Tennessee.

- Construction and slope easement of record in Book 7851, Page 708, in the Register's Office for Davidson County, Tennessee.
- Water main easement of record in Book 6408, Page 486, in the Register's Office for Davidson County, Tennessee.
- Sewer easements of record in Book 7250, Page (s) 755 & 758 and Book 7267, Page 41, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Book 9444, Page 27, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20040720-0086492, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **321 Shady Creek Lane, Nashville, Tennessee 37211**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 22nd DAY OF DECEMBER, 2020.

Wei Li by Loy Carney, Attorney-In-Fact

Wei Li by Loy Carney, Attorney-In-Fact

Power of Attorney filed of record on December 28, 2020 **in Instrument Number** 20201228-0153537 **Register's Office for Davidson County, Tennessee.**

Junhan Wang by Loy Carney, Attorney-In-Fact

Junhan Wang by Loy Carney, Attorney-In-Fact

Power of Attorney filed of record on December 28, 2020 **in Instrument Number** 20201228-0153538 **Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WEI LI AND JUNHAN WANG, and who acknowledged he/she/they executed the same as the free act and deed of the said WEI LI AND JUNHAN WANG.

Witness my hand and official seal, this the 22nd of December, 2020.

Stephanie Dome
Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-0-21