WARRANTY DEED

Karen Johnson Davidson County
Batch# 647487 DEEDWARR
06/02/2021 10:27:52 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20210602-0073664

O-SB-VRES-21-908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Corbin Wright Fowler	**SWBC Mortgage**	
(NAME)	(NAME)	**108-16-0-340.00**
908 Hammack Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**San Antonio, TX 78216**	
(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, **KATRINA BROWN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORBIN WRIGHT FOWLER AND BYUNGHO KIM, SPOUSES MARRIED TO EACH OTHER,** 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 Lot No. 110B on the Plan of Zone Lot Division of Lots 105 through 110, Percy Priest Woods, Section IV, of record in Plat Book 6250, Page 843, 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 the same property conveyed to Katrina Brown, unmarried by Warranty deed from Todd A. Hagemeyer and wife, Paula Hagemeyer of record in Instrument No. 20060728-0091414 Register's Office for Davidson County, Tennessee, dated July 21, 2006 and recorded on July 28, 2006.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 843, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 356 and 357, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865, as amended in Book 6020, Page 270, Book 6097, Page 11, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Ingress, egress and public utilities easement as reserved in the deed of record in Book 6071, Page 482, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 6071, Page 491, in the Register's Office for Davidson County, Tennessee.
- Water Mains of record in Book 6147, Page 886, in the Register's Office for Davidson County, Tennessee.
- Sewer Lines of record in Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6872, Page 147, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908 Hammack Drive, Nashville, Tennessee 37214**.

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 28th DAY OF MAY, 2021.

Katrina Brown

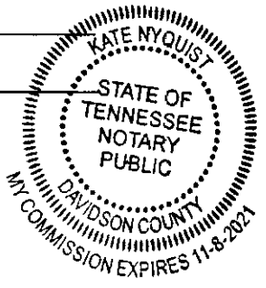
Katriha Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATRINA BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212