File No. 250301931

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

Lauren Markels State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jae Hyo Kwon	Intelli Mortgage Services, Inc.	160-16-0-B-52.00 CO
(NAME)	(NAME)	
6024 Brentwood Chase Drive	4126 Pleasantdale Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Doraville, Georgia 30340	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/02/05 11:18 2 pgs
Fees:13.00 Taxes:1524.40
20050502-0048419

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERIC SAWYER AND WIFE, JAMIE SAWYER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAE HYO KWON, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 61, on the Plan of Revision One, Section One, Brentwood Chase, as shown by plat appearing of record in Plat Book 9700, Pages 936-641, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Eric Sawyer, married, by Warranty Deed dated October 31, 2001, of record in Instrument No. 20011109-0123527 and by Final Decree of Divorce of record in Instrument No. 20031117-0167279, in the Register's Office for Davidson County, Tennessee.

Declaration of Brentwood Chase Community of record in Instrument No. 20000531-0053798 and in Instrument No. 20000831-0086366; Charter for Homeowners' Association of record in Instrument No. 20000524-0051842; Storm Water Detention Agreement of record in Book 11115, Page 281, and Book 11115, Page 286; Agreement for Dedication of Easement for water mains and appurtenances of record in Book 8371, Page 320; Drainage Easements of record in Book 7902, Page 389; all matters shown on plat of record in Plat Book 9700, Pages 936-941; all in the Register's Office for Davidson County, Tennessee.

Jamie Sawyer, spouse of Eric Sawyer, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that she may have in said property, including but not limited to her marital interest.

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 ☒ property, known as **6024 Brentwood Chase Drive, Brentwood, TN 37027**
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 26th day of April, 2005.

Eric Sawyer

Jamie M. Sawyer
Jamie Sawyer

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Eric Sawyer and Jamie Sawyer*, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

*a/k/a Jamie M. Sawyer

Witness my hand and Official seal this 26th day of April, 2004

Commission expires: 1-20-09

Lauren M Rickels
State of Tennessee
Notary Public
Williamson County

File Number: 250301931

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129