WARRANTY DEED

JUSTIN TATUM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$235,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH DAY OF SEPTEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JANG WOON CHOI	CITIMORTGAGE, INC.	**114-8-A-79CO**
(NAME)	(NAME)	
824 CEDAR CREST	1000 TECHNOLOGY DRIVE, 2ND FLOOR	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	O'FALLON, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAN T. DUER and JANIE G. DUER, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANG WOON CHOI, married**, HEREINAFTER CALLED THE GRANTEES, THEIR 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, more particularly described as follows.

Being Lot No. 79 on the Plan of Cedar Crest Subdivision, Phase I of record in Plat Book 6900, Page 284, register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dan T. Duer and wife Janie G. Duer, by Quitclaim Deed from Dan Duer d/b/a Dan Duer, builder, of record in Book 9764, Page 156, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Dan Duer d/b/a Dan Duer Builder by deed from Bana Construction Company of record in Book 9460, Page 673, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **824 CEDAR CREST, NASHVILLE, TN 37209**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **our hands** this **8th day of September, 2005.**

Dan T. Duer
DAN T. DUER

Janie G. Duer
JANIE G. DUER

Davidson County DEEDWARR
Recvd: 09/13/05 08:28 2 pgs
Fees:13.00 Taxes:869.50
20050913-0109621

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **DAN T. DUER and JANIE G. DUER, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **8th day of September, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

