Davidson County DEEDWARR
Recvd: 10/04/05 14:31 2 pg:
Fees:13.00 Taxes:1128.50

20051004-0119400

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me this 27th day of September, 2005.

Notary Public

My commission expires: 6/3/2009

DOUGLAS J. BLACKBURN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kwangho Seo **Mimi Seo**	**New Owner**	**141-14-0-A-005.00**
7912 Haydenberry Court		
Nashville, Tennessee 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

Richard E. Graves and wife, Joyce A. Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kwangho Seo and wife, Mimi Seo

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, being Lot No. 5 on the Plan of Hanover Park of Sheffield of record in Book 9700, Pages 154, 155, and 156, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard E. Graves and Joyce A. Graves, husband and wife, by Warranty Deed from James G. Hennessey and Linda S. Hennessey, husband and wife, of record in Book 11375, page 816, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 154, 155, and 156, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10020, Page 110, Book 10031, Page 178, and Book 10640, Page 950, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 10024, Page 619, said Register's Office.

Common Area of record in Book 10907, Page 505, said Register's Office.

Easement for Utility Right of Way of record in Book 3817, Page 891, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

This is improved property known as 7912 Haydenberry Court, Nashville, Tennessee 37221.

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 in 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 my/our hand(s) this 27th day of September, 2005.

Richard E. Graves

Richard E. Graves

Joyce A. Graves
by Richard E. Graves, her attorney-in-fact

Joyce A. Graves
by Richard E. Graves, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Richard E. Graves, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2005.

Notary Public

DOUGLAS J. BLACKBURN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/3/2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Richard E. Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the attorney-in-fact for Joyce A. Graves and who further acknowledged that he is appointed by Joyce A. Graves to serve as her attorney-in-fact to execute the within instrument for the purposes therein contained by signing his name as the attorney-in-fact for Joyce A. Graves.

Witness my hand, at office, this 27th day of September, 2005.

Notary Public

My Commission Expires: 6/3/2009

DOUGLAS J. BLACKBURN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067