File #20050150

Davidson County DEEDWARR
Recvd: 10/07/05 15:15 2 pgs
Fees:13.00 Taxes:518.00

20051007-0121717

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 140,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/20/06

STATE OF TENNESSEE NOTARY PUBLIC TAFFY STEELE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (RW.)	MAP-PARCEL NUMBERS
Jason Oliver	Same as new owner	MAP 176-05
(NAME)	(NAME)	
5156 Hickory Grove Drive		PARCEL 90
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, Jung Sook Pak and husband, Richer Hackwon Pak, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jason Oliver and wife, Melissa Webb-Oliver, 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. 52 on the Final Plat of Hickory Woods, Section B, of record in Plat Book 6900, page 512, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason C. Brooks and wife, Jung Sook Brooks by deed from Michael J. Saporito and wife, Victoria I. Saporito of record in Book 9538, page 520, said Register's Office. And being the same property conveyed to Jung Sook Hong by Quitclaim Deed from Jason Carroll Brooks of record in Instrument No. 200109180101209, said Register's Office. The said Jung Sook Hong having since married and is now known as Jung Sook Pak.

Richer Hackwon Pak, spouse of Jung Sook Pak, hereby joins in this conveyance and conveys any and all interest that he may have in said property, including but not limited to the marital interest, to the Grantees.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7422, page 235, Book 7422, page 304, Book 7857, page 94, Book 7876, page 75; By-laws of record in Book 7932, page 648; Charter of record in book 7857, page 87, Book 7876, page 67 and any and all matters shown on the plan of record in Plat Book 6900, page 512, said Register's Office.

Unimproved ()
This is improved (X) property, known as 5156 Hickory Grove Drive, Antioch, TN 37013
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 5th day of October, 2005.

Jung Sook Pak

Jung Sook Pak

Richer Hackwon Pak by Jung Sook Pak, his Attorney-in-Fact

Richer Hackwon Pak by Jung Sook Pak, his Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

On this the 30th day of September, 2005 before me personally appeared Jung Sook Pak with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of this instrument for the purposes therein contained and who further acknowledged that she is the attorney -in-fact of Richer Hackwon Pak and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson, Tennessee.

WITNESS my hand and official seal this 5th day of October, 2005.

NOTARY PUBLIC

My Commission Expires My Commission Expires May 24, 2009

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027