Ret to HTS
8115 Isabella Ln, Ste 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/19/05 10:27 2 pgs
Fees:13.00 Taxes:884.30

20051019-0125929

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **September, 2005** by and between **Katherine E. Pedigo and husband, Joshua E. Pedigo** , herein after referred to as GRANTOR, and **Byundgo Choi and Jiyoung Park** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 153 on the Plan of Highland Creek, Section One, as of record in Plat Book 9700, page 959, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to the following:

1) All matters appearing on the plan of Highland Creek, Section One of record in Plat Book 9700, page 959, Register's Office for said County.

2) Restrictions of record in Book 11568, page 311 and Instrument No. 200004130037474, Register's Office for said County.

3) Conveyance of open space of record in Instrument No. 200310140151693, Register's Office for said County.

4) Highland Creek Homeowners Association By-laws of record in Book 11568, page 301, Register's Office for said County.

Being the same property conveyed to Katherine E. Pedigo, and Husband, Joshua E. Pedigo, by Warranty Deed from Westminster Homes of Tennessee, Inc., dated December 30, 2002, of record in Instrument No. 20030107-0002339, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2029 Sherbrook Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Katherine E. Pedigo
Signature of Seller

Joshua E. Pedigo by Katherine E Pedigo AIF
Joshua E. Pedigo
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Katherine E. Pedigo**, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand and official seal at office in **Davidson** County, this **28th** day of **September, 2005.**

Notary Public

MY COMMISSION EXPIRES JUNE 16, 2007

My Commission Expires:_____

SUSAN L. MATLOCK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **28th** day of **September, 2005** before me personally appeared Katherine E. Pedigo, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joshua E. Pedigo, and acknowledged that he/she executed the same as the free act and deed of said Joshua E. Pedigo.

Witness my hand, at office, this **28th** day of **September, 2005.**

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 16, 2007

SUSAN L. MATLOCK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:
Byundgo Choi and Jiyoung Park
2029 Sherbrook Lane, Nashville, TN 37211

Send Tax Statements to:
Property Owner

Map & Parcel: 180.04-0A-029.00CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$239,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **September, 2005.**

Notary Public

My Commission Expires: _____

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN My Commission Expires NOV. 23, 2008

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
25-1-415