File No. 260600578

WARRANTY DEED

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

CAROLINE CHAPPELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/28/06 14:38 2 pgs
Fees:13.00 Taxes:582.75

20060728-0091706

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chadwick T. Miller (NAME)	CTX Mortgage Co, LLC (NAME)	064150A03000
601 Sweetwater Circle (ADDRESS)	P.O. Box 650269 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Dallas, TX 75265-0269 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Yumi C. Kim and Young Suk Kim, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chadwick T. Miller and Jennifer D. Miller, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 69, Revision One, Section One on the Plan of Plantation Walk, as of record in Plat Book 7900, Page 697 and corrected in Book 9432, page 449, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Yumi C. Kim by Quitclaim deed from Jerry L. Horn of record in Instrument number 20011228-0143892, Register's Office for said County. The said Young Suk Kim joins in this conveyance to convey any and all rights he may have in this property.

Subject to all matters as set forth per Plat Book 7900, Page 697 and surveyors certificate of correction in Plat Book 9432, page 449, Register's Office of said County.

Restrictive Covenants of record in Deed Book 9231, Page 719, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 9315, Page 723, Register's Office for said County.

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 601 Sweetwater Circle, Old Hickory, TN 37138
(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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Yumi C. Kim

Young Suk Kim

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Yumi C. Kim and Young Suk Kim, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of July, 2006.

My Commission Expires: *

Notary Public

M. J. STECYK
Notary Public, State of Maryland
My Commission Expires Sep. 22, 2007

M. J. STECYK NOTARY PUBLIC MONTGOMERY CO., MD

File Number: 260600578

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