20566-3
Book 14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/23/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/27/07 12:36 2 pgs
Fees:13.00 Taxes:795.28

20070627-0076787

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Roseberry	Regions Bank	172120B05200CO
(NAME)	(NAME)	
5700 Scout Drive	P.O. Box 2153	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35287-2520	
(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, Jong Min Ma *MM*, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diane Roseberry, 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. 190 on the Plan of Section Five, Bradford Hills of record in Plat Book 7900, Page 6; and Book 7900, Page 287 and 288, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jong Min Ma, a married man by Warranty Deed dated September 20, 2000, from Patricia A. Aldred, Executrix for the Estate of Virginia M. Nicholson, and individually, Patricia A. Aldred, William R. Nicholson and Janice W. Nicholson, heirs of record in Instrument No. 20000922-0094330, Register's Office for Davidson County, Tennessee.

Jung Hee Son joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5700 Scout Drive, Nashville, TN 37211

(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 my hand this 25 day of June, 2007.

Jong m ma

Jong Min Ma Ma

Jung Hee Son

Jung Hee Son

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jong Min Ma* and Jung Hee Son, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

*** also known as John M. Ma**

Witness my hand and official seal at Nashville, Tennessee this 25 day of June, 2007.

Commission expires:

11/19/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

Notary Public