Davidson County DEEDWARR
Recvd: 02/19/08 10:21 2 pgs
Fees:13.00 Taxes:645.65

20080219-0015686

# WARRANTY DEED

RW-08-405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00

Jennifer Coffey
Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2008

Notary Public

MY COMMISSION EXPIRES: COMMISSION EXPIRES 01/03/2011

(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jennifer D. Coffey | National City Mortgage, | |
| 405 Harbor Way (ADDRESS) | 3232 Newmark Drive (ADDRESS) | |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Miamisburg, OH 45342 (CITY) (STATE) (ZIP) | 108-12-B-169CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we IN JO YU AND WIFE, MI YEON YU, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER D. COFFEY, UNMARRIED AND CHRISTOPHER SHELTON, UNMARRIED AS tenants in common with right of survivorship hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 151, THE RESUBDIVISION OF LOTS 150 AND 151, HARBORVIEW, PHASE 1A, SECTION 6, as shown on plat of record in Plat Book 8250, Page 391, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to In Jo Yu and wife, Mi Yeon Yu by Warranty Deed from Frank Batson Homes, Inc., recorded on the 31st day of March, 1995 in Book 9632, Page 947, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 7900, Page(s) 645 and Plat Book 8250, Page 391; Surveyor's Certificate of Correction recorded in Book 9445, Page 531; Book 7471, Page 26, amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361, Book 9182, Page 786 and Book 10125, Page 494; Book 7522, Page 339 and Book 8263, Page 554; Book 8068, Page 723; Book 5856, Page 80, Book 5856, Page 84, Book 5658, Page 984 and Book 9473, Page 706; Book 7390, Page 270 and Instrument No. 20020130-0013468, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 405 Harbor Way, Nashville, Tennessee 37214
(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), their 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), 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 15th day of February, 2008.

In Jo Yu

Mi Yeon Yu

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, In Jo Yu and Mi Yeon Yu, the within named bargainor, 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 the 15th day of February, 2008.

Notary Public

My Commission Expires:

(SEAL)

COMMISSION EXPIRES 01/03/2011




**RETURN TO:**
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530