39-83

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Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 01/22/09 13:38 2 pgs
Fees:13.00 Taxes:677.10

20090122-0005544

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2009.

Notary Public

My commission expires: 7-3-2009

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chad Hill **Megan Hill**	Churchill Mortgage 761 Old Hickory Blvd Brentwood TN 37027	**Map/Parcel 171-03-0-B-239.00CO**
601 Old Hickory Blvd., Unit 43		
Brentwood, TN 37027		

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 ACKNOWLEDGE, WE,

Joseph Sung Chun Cho and wife, Mary Un Joo Cho

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Hill and wife, Megan Hill

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 Unit 1 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph Sung Chun Cho and wife, Mary Un Joo Cho, by Warranty Deed, from Bong Koo Lee and wife, Kwang Sook Hong, of record in Instrument No. 20030724-0103673, Dated July 17, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, page 957, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8920,page 65, Book 9500, page 393, Book 9860, page 840, Book 7798, page 843, Book 10224, page 683, Book 10294, page 850, Book 10694, page 541, Book 10628, page 517, Book 10393, page 11, Book 10126, page 435, Book 10224, page 683, Book 11550, page 531, Book 11682, page 75 and Instrument No. 20000718-0070558;Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7358, page 643, Book 7993, page 269 and Book 7851, page 712, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Book 11753, page 208, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10347, page 920, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 10709, page 143, Register's Office for DAVIDSON County, Tennessee.
Easement for Cable Television of record in Instrument No. 20000516-0049387, Register's Office for DAVIDSON County, Tennessee.

Deed of Conveyance of record in Book 9698, page 81 and Book 9698, page 124, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 10126, page 430 and Book 11550, page 529, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 8920, page 45, Book 10694, page 539, Book 10126, page 486, Book 10275, page 959 and Book 11550, page 554, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 601 Old Hickory Blvd., Unit 43, Brentwood, TN 37027.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 15th day of January, 2009.

Joseph Sung Chun Cho

Mary Un Joo Cho

Notary Seal present, but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Joseph Sung Chun Cho and Mary Un Joo Cho , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2009.

Notary Public

My Commission Expires:_____

File #: **09106-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027