WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/09 08:02 2 pgs
Fees:13.00 Taxes:573.50
20090206-0010294

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

ELIZABETH MAISON NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2009

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 4-15-12

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Wagers	SunTrust Mortgage, Inc.	Parcel ID:
1213 Orchard Mountain Ct	401 Commerce St., Ste. 6100	135140A05000CO
Antioch, TN 37013	Nashville, TN 37219	

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 acknowledged, we

Kichon Choi and Seung Woo Choi

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Wagers

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:

BEING Lot No. 50, on the Plan of Pinnacle Point Subdivision, Phase Two, of record in Plat Book 6900, Page 140 and 141, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kichon Choi and Seung Woo Choi by deed from Dennis Gary Lawson and Patricia W. Lawson, of record in Instrument 20020711-0083461, dated July 5, 2002, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6405, Page 169; Book 7032, Page 733; Bookk 7067, Page 739; Book 7065, Page 959; Book 10097, Page 390; Book 7065, Page 959; Instrument 20010504-0046047; Instrument 20010504-0046048; and Book 7032, Page 761, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 140 and 141; and Sewer Easement of record in Book 7097, Page 158, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1213 Orchard Mountain Ct, Antioch, TN 37013

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 our hands this 28th day of January, 2009.

Kichon Choi by attorney-in-fact

Seung Woo Choi by attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susie Soojin Choi, 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 on behalf of Kichon Choi and Seung Woo Choi as his/her/their Attorney in Fact as the free act and deed of the within named Kichon Choi and Seung Woo Choi.

Witness my hand and official seal at Brentwood, Tennessee the 28th day of January, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.