File No. 290200573

WARRANTY DEED

BILL GARRETT, Davidson County
T20090017337 DEEDWARR
Recvd: 03/16/09 11:02 2 pgs
Fees:13.00 Taxes:640.10
20090316-0023230

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-26-09

(AFFIX SEAL)

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee L. Nichols		114120A96.00
(NAME)	(NAME)	
126 Stonecrest Dr.	SunTrust Mtg. Inc.	
	401 Commerce St, Ste. 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
	Nashville TN 37219	
(CITY) (STATE) (ZIP)	(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, WE, Byeong J. Cha and Hyo Yun Kim, joint tenants with right of survivorship, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Renee L. Nichols, unmarried, hereinafter called the grantee(s), HER 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. 96 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit E of Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Byeong J. Cha and Hyo Yun Kim, joint tenants with right of survivorship by Special Warranty Deed dated September 26, 2007, filed September 28, 2007, from Marquis Homes, LLC, a Tennessee Limited Liability Company, of record by Instrument No. 20070928-0115850, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID Number: 114-12-0-A-96.00

Subject to all matters as set forth on the plat of record in Instrument No. 20060721-0088352, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050525-0059119, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20050421-0044398 and Instrument No. 20060721-0088352, Register's Office of Davidson County, Tennessee.

By-Laws as shown of record in Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee.

Easement to Tennessee Electric Power Company as shown of record in Book 787, Page 3, Register's Office for Davidson County, Tennessee.

Easement as shown of record in Instrument No. 20050210-0052716, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement as of record in Instrument No. 20050804-0091479, Register's Office for Davidson County, Tennessee.

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 126 Stonecrest Dr., Nashville, TN 37209

(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), HER 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), HER 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 hands this 12th day of March, 2009.

Byeong J. Cha

Hyo Yun Kim

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Byeong J. Cha and Hyo Yun Kim, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 3/12/2009.

Witness my hand at office this 12th day of March, 2009.

Commission expires: 5-18-10

Kimberly D. Hicks

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 290200573

RETURN TO:

Sidwell Title

5107 Maryland Way

Brentwood, TN 37027