WARRANTY DEED

File #09061575

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Marlene Oman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2009.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 1/18/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlene Oman, unmarried	Guaranty Trust Company	148-16-0-056.00
(NAME)	(NAME)	
4831 Goodwin Rd.	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, I/WE, **Elbert Chun and Amanda Wolf Chun, (formerly known as Amanda Wolf),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marlene Oman, unmarried,** 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:

All that certain property situated in the City of Antioch in the County of Davidson and State of Tennessee and being described in a Deed dated 08/22/1985 and recorded 08/28/1985 in Book 6641, Page 229, among the land records of the County and State set forth above and referenced as follows:

Land in Davidson County, Tennessee, described as beginning at a point in the right-of-way line of the N.C. and St. L Railroad which was the common corner of "Mullin's Land and N.J. Barrett's Land, as of record in Book 1368, Page 9, said Register's Office; thence running along said railroad right-of-way 123 feet to a point which is the northeast corner of the Mullin's property, thence in a southerly direction along said Mullin's line 131 feet to a point, thence in a westerly direction 121 feet more or less, to a point which point is the southeast corner of Tract #1, as of record in Book 3253, Page 524, thence in a northerly direction 125 feet, more or less, to the point of beginning, Parcel ID Number 148160 056.00.

Being the same property conveyed to Wachovia Bank of Delaware by Substitute Trustee's Deed dated 5/8/07, of record in Instrument No. 20070518-0059490, said Register's Office. Said property was further conveyed to Elbert Chun and Amanda Wolf (now married, known as Amanda Wolf Chun) by deed from Wachovia Bank of Delaware, dated 7/18/08, of record in Instrument No. 20080902-0089914, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4831 Goodwin Rd., Antioch,TN,37013

(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.

BILL GARRETT, Davidson County
Trans:T20090053511 DEEDWARR
Recvd: 08/06/09 10:25 2 pgs
Fees:13.00 Taxes:599.40
20090806-0073810

Witness our hands this 31st day of July, 2009.

Elbert Chun by Angela Wolf, attorney in fact

Elbert Chun by Angela Wolf, attorney in fact

Amanda Wolf Chun by Angela Wolf, attorney in fact

Amanda Wolf Chun by Angela Wolf, attorney in fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 29th day of July, 2009, before me personally appeared Angela Wolf, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Elbert Chun and Amanda Wolf Chun and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book *, Page _____, Register's office of Davidson, Tennessee.

*20090806-0073809

Witness my hand and official seal at this 31st day of July, 2009.

Commission expires:

7-18-2010

Vanessa E Allen

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130