mlfb09.2580

WARRANTY DEED

Record & Return To:

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

BILL GARRETT, Davidson County
Trans: T20090086677 DEEDWARR
Recvd: 12/28/09 12:00 2 pgs
Fees: 13.00 Taxes: 2312.50
20091228-0117236

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Rajesh Aggarwal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of December, 2009

Carla Johnson
Notary Public

MY COMMISSION EXPIRES: 12-17-2011
(AFFIX SEAL)

CARLA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
R & R Partnership	R&R Partnership	16400029300
(NAME)	(NAME)	
3606 Hamilton Church Road	1730A Middle TN Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Chun Ok Song, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **R & R Partnership**, 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 Lot 1, RESUBDIVISION OF LOTS 1 AND 2, LESLIE CAPPAMA SUBDIVISION, as shown on plat of record in Instrument No. 20051103-0133100, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to Leslie Cappama, a single person, by Warranty Deed from Carolyn Daingerfield, Maude B. Yates, Jimmie Yates, Terry Yates, Janie Ellis Knight and Penny Ellis Bradshaw, recorded the 26th day of July, 1993 in Book 9026, Page 158, and further conveyed to Chun Ok Song by Quitclaim Deed from Leslie Cappama recorded the 31st day of August, 1995 in Book 9780, Page 697, in the Register's Office, Davidson County, Tennessee.

This property is not now nor has it ever been the principal residence of the Grantor or Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3606 Hamilton Church Road, 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, has 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 **14th** day of **December, 2009**

Chun Ok Song

Chun Ok Song

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Chun Ok Song**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **December, 2009**

Carla Johnson

Notary Public

My commission expires: 12.17.2011

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY