WARRANTY ~~DEED~~

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $144,000.00

Kenneth Swegan
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/6/2013

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03388 CHOI CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth Choi	Same	173-4-A-159.00CO
4945 Alexis Drive		
Cane Ridge, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRADLEY GLISSON AND REBEKAH GLISSON

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

ELIZABETH CHOI AND CHOONGWAN CHOI, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4945 Alexis Drive, Cane Ridge, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 31st day of March, 2010.

Bradley Glisson
Bradley Glisson

Rebekah Glisson
Rebekah Glisson

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, BRADLEY GLISSON AND REBEKAH GLISSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this 31st day of March, 2010.

Notary Public

My Commission Expires: 07/03/12

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20100019948 DEEDWARR
Recvd: 04/06/10 10:46 2 pgs
Fees:13.00 Taxes:532.80
20100406-0025574

10-03388 CHOI CIP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 159, PLAN OF OAK HIGHLANDS, PHASE I, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Pages 432, 433, 434 and 435, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bradley Glisson and wife, Rebekah Glisson by Warranty Deed from Stephen P. Baker and wife, Sherlyn J. Baker, dated the 27th day of June, 2002, of record in Instrument No. 20020702-0079095, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF OAK HIGHLANDS, PHASE I, as recorded in Plat Book 6900, Page(s) 431 thru 435, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7350, Page 24; re-recorded in Book 7367, Page 587; as amended in Book 8765, Page 77; and Instrument Nos. 20000428-0042354; 20020725-0089130; and 20020725-0089131, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 7367, Page 615; and Book 8765, Page 90.

f. Charter of Homeowners Association recorded in Book 7337, Page 529; Book 8765, Page 100; and Instrument No. 20070807-0093758.

g. Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20001002-0097139.

h. Stormwater Detention Agreement recorded in Book 7189, Page 379.

i. Conveyance to Homeowners Association recorded in Book 7473, Page 697.

j. Matters set forth on a survey of the premises by Campbell Surveying Company dated October 18, 1988, including an encroachment of the concrete driveway onto a public utility easement and an encroachment of the improvements over the building envelope, as set forth on Warranty Deed recorded in Book 8140, Page 553.

RETURN TO:

Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
#_____