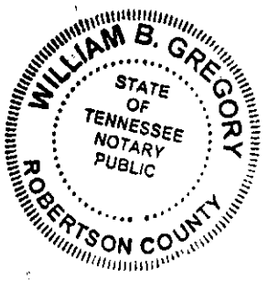
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-11-14

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN

BILL GARRETT, Davidson County
Trans:T20100024578 DEEDWARR
Recvd: 04/26/10 10:40 2 pgs
Fees:13.00 Taxes:1193.25
20100426-0031189

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Clyde R. Patterson and Kimberlyn K. Bishop	Suntrust Mortgage	
(NAME)	(NAME)	172-14B-226
1432 Wexford Downs	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond VA 23224	
(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, WE, **HYUN S. JANG AND WIFE, BO H. JANG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLYDE R. PATTERSON AND KIMBERLYN K. BISHOP,** 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 No. 126, on the Plan of Winfield Park, Phase 2, Section 1, a Planned United Development, of record in Instrument No. 200008040077802, revised in Instrument No. 20010313-0024106 and Instrument No. 20080122-0006550, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hyun S. Jang and wife, Bo H. Jang by deed from Franklin Heritage Homes, LLC, a limited liability company, of record as Instrument No. 20050322-0031259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes; (b) All matters as set out on the plan of record in Instrument No. 200008040077802, revised in Instrument No. 20010313-0024106 and Instrument No. 20080122-0006550, Register's Office for Davidson County, Tennessee; (c) Declaration of Covenants, Conditions and Restriction as set out in Book 11113, page 691, with By-Laws in Book 11113, page 717, Register's Office for Davidson County, Tennessee; (d) Deed conveying Open-Space as set out in Instrument No. 20020515-0059529, Register's Office for Davidson County, Tennessee; and (e) Easements of record in Book 11124, page 852, Book 11628, page 204, and Book 11744, page 254, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1432 Wexford Downs, Nashville, TN 37211

(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.

Witness our hands this 16th day of April, 2010.

Hyun S. Jang

Bo H. Jang

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hyun S. Jang and Bo H. Jang, the bargainor, 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 Nashville, Tennessee this 16th day of April, 2010.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

John Gregory Hardeman Notary Public