BILL GARRETT, Davidson County
Trans: T20100026801 DEEDWARR
Recvd: 05/05/10 13:47 2 pgs
Fees: 13.00 Taxes: 1813.00
20100505-0034101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2010

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BETH M. BROCK WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hak-Joon Sung and Hyun Jung Ha	Tennessee Bank & Trust	115-12-15.00
(NAME)	(NAME)	
705 Vosswood Drive	330 Mayfield Drive., Ste C-6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(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, WE, **Erik Hamnes and*Katy Bell Hamnes**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hak-Joon Sung and wife, Hyun Jung Ha**, 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:

*WIFE,

Land in Davidson County, Tennessee, being Lot number 249 on the plan of West Meade Farms, Inc. Section "H", as of record in Book 2133, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Erik Hamnes and wife, Katy Bell Hamnes by Warranty Deed from John Robert McKenzie and wife, Mary C. McKenzie, dated November 7, 2005 and recorded in Instrument No. 20051109-0135904, Register's Office for Davidson County, Tennessee.

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 705 Vosswood Drive, Nashville, TN 37205

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 **30th** day of **April, 2010**

Erik Hamnes

Katy Bell Hamnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this **30th** day of **April, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON