BILL GARRETT, Davidson County
Trans:T20100033333 DEEDWARR
Recvd: 06/02/10 14:13 2 pgs
Fees:13.00 Taxes:340.40
20100602-0042501

Record & Return To
Foundation Title
30 Burton Hills Blvd
Ste 175
Nashville TN 37215

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of May, 2010, by and between Jae Boon Kim, a married woman, party of the first part, and Halisha Scarbrough, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 67 on the Plan of Phase 3, Rice Hill, of record in Book 6900 at Page 292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Jae Boon Kim by virtue of that certain Cash Deed dated January 15, 2010, at Instrument No. 20100122-0005631 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20090928-0089548, dated July 29, 2009 from Jeremy T. McCullough and Kristin K. Sommers by virtue of Warranty Deed at Instrument No. 20050615-0068470 dated June 10, 2005, in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has never been used as her primary residence and has been used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 conveyance is subject to any and all existing restrictions recorded in Book 6812, Page 48 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jae Boon Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jae Boon Kim, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of May, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Halisha Scarbrough 1476 Rice Hill Road Antioch, TN 37013
Tax Parcel No	149110A06700CO
Property Address:	1476 Rice Hill Circle Antioch, TN 37013
MAIL TAX BILLS TO:	WR Starkey Mortgage, LLP 5055 W Park Blvd, Ste 300 **Plano, TX 75093**
Firm File #:	20100405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $92,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Halisha Scarbrough
AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of May, 2010.

Notary Public

My Commission Expires:_____

