WARRANTY DEED

JANE GRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2010

Notary Public:

MY COMMISSION EXPIRES: 9/25/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Krista Billingsley	Malcap Mortgage, LLC	Parcel ID:
2420 Nashboro Boulevard	115 East Park Drive, Suite 200	135120E01100
Nashville, TN 37217	Brentwood, TN 37027	

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

Young Bok Lee

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Krista Billingsley
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:

BEING Unit No. 211, on the Plan of Phase One, Nashboro Village at Fairway Pointe, Tract 21, of record in Plat Book 4660, Page 159, and amended in Instrument 20031118-0168332, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Young Bok Lee, married, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument 20041208-0146285, said Register's Office. See also Scrivener's Affidavit of record in Instrument 20100526-0040671, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; Book 11703, Page 520; Instrument 20000316-0027171; Instrument 20010322-0027768; Instrument 20050222-0018813; Instrument 20050222-0018814; Instrument 20031118-0168332; Instrument 20091105-0102438; and Book 11703, Page 563, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4660, Page 159, and amended in Instrument 20031118-0168332, said Register's Office; (3) Easement to NES of record in Book 4821, Page 109, Register's Office for said County; (4) Overhead Line Easement of record in Book 4815, Page 425, Register's Office for said County; (5) Sewer Line Easement of record in Book 7225, Page 239; Book 8870, Page 887 and Page 932, Register's Office for said County; (6) 40 Foot Easement to NES of record in Book 4650, Page 159, Register's Office for said County; (7) 30 Foot Easement to NES of record in Book 11594, page 298, Register's Office for said County; (8) Charter for Homeowners Association of record in Book 11703, Page 518, Register's Office for said County; (9) License to use Fitness Center and Swimming Pool of record in Instrument 20020507-0056329, Register's Office for said County; (10) Lease to Web Service Co. of record in Book 10690, Page 327, Register's Office for said County; (11) All matters of record in Plat Book 4460, Page 149-151, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2420 Nashboro Boulevard, Nashville, TN 37217

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.

BILL GARRETT, Davidson County
Trans:T20100034509 DEEDWARR
Recvd: 06/07/10 14:31 2 pgs
Fees:13.00 Taxes:414.40
20100607-0044098

Witness my hand this 28th day of May, 2010.

Young Bok Lee

Young Bok Lee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Young Bok Lee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of May, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027