File No. 210070461

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100048702 DEEDWARR
Recvd: 08/06/10 12:11 2 pgs
Fees:13.00 Taxes:481.00
20100806-0062136

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baeho Shin	Baeho Shin	16113000800
(NAME) 5609 Hickory Meadows Ct.	(NAME) 501 Call Hill Place	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Jeffrey A. Pitzer and wife, Denise L. Pitzer**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Baeho Shin, unmarried and Jaekyung Shin**, unmarried, tenants in common with right of survivorship, hereinafter called the grantee(s), 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. 33-A on the plan of Zone Lot Division, Lot 33, Section Two, Brentwood Meadows, of record in Plat Book 6250, Page 655, amending Plat Book 5200, Page 782, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to DENISE L. JOHNSON, A SINGLE PERSON by Deed from CARL R. ROBERTS AND RUTHANN ROBERTS, HUSBAND AND WIFE, dated 03/29/1996 and filed for record on 04/10/1996 in Book 10010, Page 769, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to JEFFREY A. PITZER AND WIFE, DENISE L. PITZER by Deed from DENISE L. PITZER FORMERLY KNOWN AS DENISE L. JOHNSON, dated 12/03/2001 and filed for record on 12/04/2001 in Instrument No. 20011204-0133339, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 5200, Page 782, Plat Book 6250, Page 655, said Register's Office.

All matters set out in Deed including but not limited to an easement of record in Book 4035, Page 208, said Register's Office.

Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5609 Hickory Meadows Ct., Brentwood, TN 37027
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 30th day of July, 2010.

Jeffrey A. Pitzer

Denise L. Pitzer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jeffrey A. Pitzer and wife, Denise L. Pitzer, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 30th day of July, 2010.

Commission expires: 9/23/13

Notary Public

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 210070461

RETURN TO: