BILL GARRETT, Davidson County
Trans:T20100065930 DEEDWARR
Recvd: 10/18/10 14:39 2 pgs
Fees:13.00 Taxes:331.15
20101018-0083352

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,500.00

Affiant

Subscribed and sworn to before me this 14th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-KW-10-114

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Marie Sangster	F&M Bank	
6613 Shedden road (ADDRESS)	10 Cadillac Way #100 (NAME)	
Greenbrier, TN 37073 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (ADDRESS) (CITY) (STATE) (ZIP)	26-6-7.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we YOUNG SHIN KIM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN HENRY SANGSTER, III AND KAREN MARIE SANGSTER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7, WINDSOR GREEN, PHASE I, SECTION I, RESUBDIVISION LOTS 1-18, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 374, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO YOUNG SHIN KIM, AN UNMARRIED PERSON BY WARRANTY DEED FROM MICHAEL P. RODRIGUEZ, SR. AND WIFE, HELEN RODRIGUEZ, RECORDED ON THE 4TH DAY OF JUNE, 1997 IN DEED BOOK 10478, PAGE 907, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS, ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 374; RESTRICTIONS OF RECORD IN BOOK 6406, PAGE 929, BOOK 6406, PAGE 972; CHARTER OF RECORD IN BOOK 6396, PAGE 542, BOOK 6396, PAGE 552 AMENDED IN BOOK 8192, PAGE 65, BOOK 8192, PAGE 67; EASEMENTS OF RECORD IN BOOK 6117, PAGE 290, BOOK 4377, PAGE 94, BOOK 6636, PAGE 824; CONVEYANCE TO HOA IN BOOK 7864, PAGE 369 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 114 Habersham Court, Goodlettsville, Tennessee 37072
(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 hand(s) this 14th day of October, 2010.

Young Shin Kim

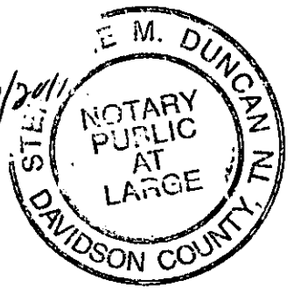
STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of October, 2010, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Young Shin Kim and who acknowledged he executed the same as the free act and deed of the said Young Shin Kim.

Witness my hand and official seal, this the 14th day of October, 2010.

Notary Public

My Commission Expires: 3/7/2011



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903