BILL GARRETT, Davidson County
Trans:T20100075657 DEEDWARR
Recvd: 12/01/10 13:22 2 pgs
Fees:13.00 Taxes:684.50
20101201-0095538

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

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of November, 2010, by and between James Roberts, married and Eric Sox, married , party of the first part, and Hee Kyung Shin, married, 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:

Land in Davidson County, Tennessee, being Lot 4 of the Resubdivision of Lot 4 and Reserve Parcel 255 of North Natchez Park of record in Plat Book 4470, Page 12, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at a point in the east side of North Natchez Court 98.89 feet from the radius return on Natchez Court, said beginning point also being the corner between lot 4 and lot 5 on the plan of North Natchez Park, Plat Book 4470, Page 12, R.O.D.C.; thence N 26 degrees 25' 31" W with the R.O.W. of North Natchez Court 15.13 feet to a monument the beginning point of a curve having an angle of 27 degrees 25' a radius of 300 feet and a tangent of 73.18 feet; thence with the curve a length of 143.57 feet to a monument; thence leaving the R.O.W. N 36 degrees 09' 29" E 163.30 feet to an iron pin in the subdivision boundary line; thence S 88 degrees 08' 54" E 58.91 feet to a monument being the N.E. corner of the subdivision; thence S 10 degrees 52' 30" E 208.15 feet to an iron pin being the common rear corner between lots 4 and 5; thence S 63 degrees 34' 29" W 107.04 feet to the point of beginning, containing 0.76 acres more or less.

Being all or part of the same property conveyed to Eric Sox and James Roberts, by virtue of that certain Quit Claim Deed dated September 28, 2009, at Instrument No. 20090929-0090351 in the Register's Office of Davidson County, Tennessee.
Sellers warrant that this property has never been used as their 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 2011Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions 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.

James Roberts

Eric Sox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 30th day of November, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Hee Kyung Shin
7377 Sugarloaf Drive
Nashville, TN 37211

Tax Parcel No 13306025600

Property Address: 3710 North Natchez Court
Nashville, TN 37211

MAIL TAX
BILLS TO: Hee Kyung Shin
7377 Sugarloaf Drive
Nashville, TN 37211

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 $185,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of November, 2010.

Notary Public

My Commission Expires: 4-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY