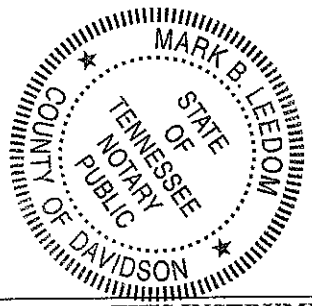
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $872,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **December, 2010**

Notary Public

MY COMMISSION EXPIRES: 9/8/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven L. Scharnhorst and wife, Vikki L. Scharnhorst	Wells Fargo Bank, N.A.	13008012600
(NAME)	(NAME)	
3703 Trimble Road	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Minneapolis, MN, 55480	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/21/10 15:26 3 pgs
Fees:18.00 Taxes:3226.40
20101221-0101573

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, **Kenneth Seo*, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven L. Scharnhorst and wife, Vikki L. Scharnhorst**, 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:

Land in Davidson County, Tennessee, being the Easterly 80 feet of Lot No. 11 and the Westerly 50 feet of the Northerly 315 feet of Lot No. 10 on the Map of the unrecorded portion of Westhaven, described according to a survey by John Kohl & Company, P. C., dated March 26, 1986, as follows:

Beginning at a point in the Southerly margin of Trimble Road at the Northwesterly corner of the property conveyed to Joseph A. McGrorty, of record in Book 3399, Page 3, said Register's Office; thence leaving said Southerly margin with McGrorty's Easterly line, Southwardly 330 feet, more or less, to a point; thence Eastwardly 80 feet to a point; thence Northwardly 15 feet to a point; thence Eastwardly 50 feet to a point; thence Northwardly 315 feet (309.5 feet field measure) to the Southerly margin of Trimble Road; thence with said margin Westwardly 130 feet to the point of beginning.

Being the same property conveyed to Kenneth Seo, unmarried by Warranty Deed from James Christain and Mary Beth Christain, both unmarried, recorded on the 11th day of July, 2006 in Instrument No. 20060711-0083230, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3703 Trimble Road, Nashville, TN 37215

* Kenneth Seo and Kiup Seo, being one and the same person.

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, has 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.

Witness our hands this **17th** day of **December, 2010**

Kenneth Seo by Chris Cantrell, his Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kenneth Seo, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20101221-0101572, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Kenneth Seo, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 17th day of December, 2010.

Notary Public

My Commission Expires:

12-10-2012

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF LAURIE M. HARRIS

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).