Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Doo Sub Oh Young Hee Lee W O Oh 6348 Sunnywood Drive Antioch, TN 37013	New Owner	173-09-0-B-145.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$250,000.00**

Affiant

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

Subscribed and sworn to before me, this the 23rd day of December, 2010.

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Harmony Home Builders, LLC, a Tennessee limited liability company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Doo Sub Oh and wife, Young Hee Lee W O Oh, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 350 on the Plan of BARNES COVE, PHASE 3, SECTION 1, as shown on plat of record in Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being all the same property conveyed to Harmony Home Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Greystone Properties, LLC, a Tennessee Limited Liability Company, dated November 18, 2009, of record in Instrument No. 20091118-0106284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorate share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **6348 Sunnywood Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **23rd** day of **December, 2010.**

Harmony Home Builders, LLC

By: **James E. Carden, III**
It's **Member**

BILL GARRETT, Davidson County
Trans:T20100081138 DEEDWARR
Recvd: 12/28/10 08:45 2 pgs
Fees:13.00 Taxes:925.00
20101228-0102430

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James E. Carden, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Harmony Home Builders, LLC**, the within named bargainor, a limited liability company, and that he as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Member**.

Witness my hand and Official Seal this the **23rd** day of **December, 2010**.

C. M. Corriveau

Notary Public

My Commission Expires:



My Commission Expires MAR. 4, 2013