THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29884-12-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $424,000.00. Affiant Subscribed and sworn to before me this 26th day of January, 2011. Notary Public My Commission Expires: 6/15/2014 LORI C. WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Chris Herndon, Danielle Herndon 3430 Golf Club Lane Nashville, TN 37215	-SAME AS NEW OWNER-	Map and Parcel No.: 117 070 19800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jae H. Cho and wife, Eun W. Cho**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher J. Herndon and wife, Danielle M. Herndon** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3430 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of January, 2011.

Jae H. Cho

Eun W. Cho

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jae H. Cho and Eun W. Cho**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2011.

Notary Public

My Commission Expires:

GERALD C. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE
My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20110005575 DEEDWARR
Recvd: 01/28/11 08:48 2 pgs
Fees:13.00 Taxes:1568.80
20110128-0007699

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of a Resubdivision of Lots 194 and 222 on the North Part of Noel's Subdivision of Watkins Grove as of record in Plat Book 7900, page 940, and amended in Book 10033, page 776, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jae H. Cho and wife, Eun W. Cho by Warranty Deed dated March 10, 2004, from Eric C. McCarty and wife, Miriam L. McCarty recorded as Instrument Number 20040315-0029245, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No. 11707019800.
2. Restrictive covenants contained in an instrument of record in Book 9653, page 172, rerecorded in Book 9655, page 362, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 7900, page 940, amended in Book 10033, page 776, Register's Office for Davidson County, Tennessee.