Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1036

BILL GARRETT, Davidson County
Trans:T20110018288 DEEDWARR
Recvd: 03/29/11 12:26 2 pgs
Fees:13.00 Taxes:945.35
20110329-0024134

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sang Wook Hong and wife, Sue Kyung Shin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John J. Bulford, III, an unmarried man, and Rhonda G. Bulford, a married woman, as tenants in common with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section 1, Woodland Forest, as shown on plat of record in Plat Book 6900, Pages 534-536, 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 Sang Wook Hong, a married man, by deed from Best Built Construction, Inc., a Tennessee Corporation, dated June 28, 2006 of record as Instrument No. 20060703-0079598, Register's Office for Davidson County, Tennessee. Sue Kyung Shin joins in this conveyance to convey any and all maritial interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 228 Deer Pointe, Nashville TN, 37209.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 25th day of February, 2011.

Sang Wook Hong

Sue Kyung Shin

State of Tennessee )
County of Davidson )

On this 25th day of February, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sang Wook Hong and Sue Kyung Shin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution is a free act and deed.

KENNETH BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 255,500.00.

Affiant

Sworn and subscribed before me on this the 25th day of February, 2011.

Notary Public

My Commission Expires: 5-6-13

TABITHA N. CALHOUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

NEW OWNER:
John J. Bulford, III
228 Deer Pointe
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Synovus Mtg Group
2204 Lakeshore Dr
Ste 325
Birmingham, AL 35209

TAX MAP-PARCEL #:
114-14-A-69CO