WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/11 15:05 3 pgs
Fees:18.00 Taxes:4995.00
20110615-0045888

STATE OF Texas
COUNTY OF Collin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,350,000.00
ELIZABETH McCOOL
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF JUNE, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

M. WYCOUGH
Notary Public, State of Te
My Commission Expir
July 10, 2014

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03963 YU SUNTRUST

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James R. Yu and Erin K. Yu	James & Erin Yu	131-16-70.00
1003 Gateway Lane	1003 Gateway Ln	
Nashville, TN 37220	Nashville TN 37220	

Return to: 11-17TN
PenFed Title Agency, LLC
46161 Westlake Drive, Ste 330
Potomac Falls, VA 20165

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

S. RYAN HACKETT, AND WIFE, ELIZABETH A. HACKETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES R. YU , AND WIFE, ERIN K. YU

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Prior Deed Filed 10.25.07
20071025-0126492

SEE EXHIBIT "A"

This is improved property known as 1003 Gateway Lane, Nashville, TN 37220

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 6th day of June, 2011.

S. Ryan Hackett

Elizabeth A. Hackett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, S. RYAN HACKETT AND ELIZABETH A. HACKETT, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 6th day of June, 2011.

Notary Public

My Commission Expires: July 3, 2012

CHAD I PEARLMAN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

11-03963 YU SUNTRUST

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 29, Second Addition to Gateway Acres, as shown on plat of record in Plat Book 1424, Page 83, 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 by Quitclaim Deed from S. Ryan Hackett and wife, Elizabeth A. Hackett to S. Ryan Hackett, a one-half (1/2) undivided interest as tenant in common and Elizabeth A. Hackett, a one-half (1/2) undivided interest as tenant in common as recorded on the 25th day of October, 2007 in Instrument No. 20071025-0126482 and Warranty Deed from Jeff David Whitfield and wife, Pat Whitfield to Shelley Ryan Hackett and wife, Elizabeth Allison Hackett as recorded on the 5th day of October, 2005 in Instrument No. 20051005-0120137, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND ADDITION TO GATEWAY ACRES, as recorded in Plat Book 1424, Page(s) 83, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

True Copy Certification

I, Monica Wood, 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.

MWood
Signature

State of Texas

County of Collin

Personally appeared before me, M. Wycough a notary public for this county and state. Monica Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

M. Wycough
Notary's Signature

My Commission Expires: 7/10/2014
Notary' Seal (if on paper)

