WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037524 DEEDWARR
Recvd: 06/22/11 15:46 2 pgs
Fees:13.00 Taxes:466.20

20110622-0048047

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JUNE, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/17/14

MARK A. MASON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-04011 SHIN CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Patricia M. Shin		182060A19900CO
8253 Ramstone Way		
Cane Ridge, TN 37013		

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,

Judy A. Thomas, an unmarried woman

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

Patricia M. Shin, an unmarried woman

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

SEE EXHIBIT "A"

This is improved property known as 8253 Ramstone Way, Cane Ridge, TN 37013

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 my hand on the 22nd day of June, 2011.

Judy A. Thomas

Judy A. Thomas

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, JUDY A. THOMAS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of June, 2011.

Notary Public

My Commission Expires: 7/3/12

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 194, PLAN OF OLD HICKORY HILLS, PHASE TWO, SECTION THREE, as shown on plat of record in Instrument No. 20040420-0044507, 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 Judy A. Thomas by Warranty Deed from The Craig Company, a Tennessee Corporation, recorded on the 21st day of December, 2004 in Instrument No. 20041221-0151381, 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 PLAN OF OLD HICKORY HILLS, PHASE TWO, SECTION THREE, as recorded in Instrument No. 20040420-0044507, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20041021-0126628 and Boundary Plat recorded in Plat Book 11190, Page 65, 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 and Restrictions recorded in Instrument No. 20020116-0006750, amended at Instrument No. 20101116-0091730 , 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. Charter of Homeowners Association recorded at Instrument Nos. 20020123-0009417 and 20081219-0121385.

f. Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20001030-0107214.

g. Easement for Ingress/Egress, recorded in Instrument No. 20000203-0011193.

h. Easement granted to United Telephone Co. by instrument recorded in Instrument No. 20020123-0009339.

i. Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010306-0021333 and 20030226-0025749.

j. Rights of Adjoining Owners of record in Book 6013, Page 187.

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

l. Property taxes for the current year.