WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110047167 DEEDWARR
Recvd: 08/03/11 08:49 2 pgs
Fees:13.00 Taxes:1147.00

20110803-0059501

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Richard Pelych
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/24/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Pelych	Fifth Third Mortgage Co.	172140B10700CO
(NAME)	(NAME)	
1461 Wexford Downs Lane	P.O. Box 630170	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hyung K Chung and Kil Ja Chung, husband and wife,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Richard T. Pelych, an unmarried man,**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107, on the Minor Revision Plan of Winfield Park, Phase 2, Section 1, Revision 1, of record in Instrument No. 20080122000655O, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hyung K. Chung and Kil Ja Chung by Deed from Danco Property Investments LLC, dated 08/15/2002 and filed for record on 08/16/2002 in Instrument 200208160099339, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Instrument 200103130024106, Instrument 200801220006550, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11113, Page 691, said Register's Office.

Easement Agreement of record in Book 11124, Page 852, said Register's Office.

Easement of record in Book 11628, Page 204, said Register's Office.

Storm water Detention Agreement of record in Book 11744, Page 254, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200205150059529, said Register's Office.

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1461 Wexford Downs Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 hands this 1 day of August, 2011.

Hyung K Chung

Kil Ja Chung

State of Tennessee
County of Williamson

Personally appeared before me Hyung K Chung and Kil Ja Chung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2011.

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

