WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120009957 DEEDWARR
Recvd: 02/09/12 10:48 2 pgs
Fees:13.00 Taxes:925.00
20120209-0011635

LARRY P. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMY JOHNSON TOWER	Regions Bank d/b/a Regions Mortgage	MAP 32 PAR 37
(NAME) 1338 CAMPBELL ROAD	(NAME) 2050 Office Parkway Circle	
(ADDRESS) GOODLETTSVILLE, TN 37072	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAY W. SHIM, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY JOHNSON TOWER**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, being described according to a survey made by Z. J. Wilkinson, dated November 6, 1962, and additional survey dated November 18, 1966, as follows:
BEGINNING at a point in the center of Campbell Road, at the southwest corner of Lot No. 4, on the Plan of Cole Lands, as of record in Book 58, page 547, Register's Office for said county; thence along the westerly line of said lot and along a fence, North 1 deg. East 520 feet to a point; thence leaving said line, North 89 deg. West 373 feet to an iron; thence South 10 deg. West 223.5 feet to a 6 inch elm; thence South 20 deg. East 110.8 feet to a stake; thence South 1 deg. 30' West 279 feet to a bolt in the center of Campbell Road; thence with the center of same as follows: North 55 deg. 30' East 71 feet to a point; thence North 70 deg. East 100 feet to a point; North 83 deg. East 10 feet to a point; South 89 deg. East 127 feet to the point of beginning, containing 4.8 acres, more or less/ prior deed references 4.8 acres, more or less.*

Being the same property conveyed to Jay W. Shim by Final Decree of Divorce between Jay Won Shim vs Ursula C. Shim of record in Instrument No. 20020107-0002366, Register's Office for Davidson County, Tennessee; and by quitclaim deed from Ursula C. Shim of record in Instrument No. 20120113-0004113, and originally conveyed to Jay W. Shim and wife, Ursula C. Shim by Warranty Deed of record in Book 9402, page 67, re-recorded in Book 9522, page 436, Register's Office for Davidson County, Tennessee.

Jay W. Shim and Jay Won Shim are one and the same person.

This is the same legal description that was on the previous deed of record.

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

*Said legal description is subject to and modified by the Memorandum of the Davidson County, Tennessee Chancery Court's Orders and Final Judgment Regarding the Captioned Litigants' Property Line Dispute of record in Inst. #200710120121560, said Register's Office.

This is improved property, known as 1338 CAMPBELL ROAD, GOODLETTSVILLE, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 31st day of January, 2012.

JAY W. SHIM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JAY W. SHIM the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2012.

Commission expires: 10-28-2015

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.