# WARRANTY DEED

G-BR-12-405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Yu Du | F&M Bank | |
| 405 Waterton Court (ADDRESS) | (NAME) 10 Cadillac Way Suite 100 (ADDRESS) | |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | 172-13-A-122.00 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEY HYEON KIM AND SEOUNG JA KIM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto YU DU, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 82, WILLIAMS GROVE, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 902-906, 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 KEY HYEON KIM AND WIFE, SEOUNG JA KIM BY WARRANTY DEED FROM RICHARD ALAN WALSH AND WIFE, ANGELA WALL WALSH, RECORDED ON THE 23RD DAY OF MAY, 2003 IN INSTRUMENT NO. 20030523-0070765, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 9700, PAGE 902-906; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 10741, PAGE 678, AMENDED IN BOOK 11167, PAGE 755, BOOK 11643, PAGE 316, INSTRUMENT NO. 199912060300190 AND INSTRUMENT NO. 200105140049490; BOUNDARY PLAT OF RECORD IN BOOK 9700, PAGE 520; EASEMTNS OF RECOR DIN BOOK 10951, PAGE 699; CHARTER OF RECORD IN BOOK 10741, PAGE 671 AND AMENDED IN INSTRUMENT NO. 20010618-0064214 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*UNMARRIED

unimproved ( )

This is improved ( X ) property, known as 405 Waterton Court, Brentwood, Tennessee 37027
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20120013120 DEEDWARR
Recvd: 02/22/12 15:03 2 pgs
Fees:13.00 Taxes:1028.60
20120222-0015533

Witness my/our hand(s) this 21st day of February, 2012.

Key Hyeon Kim by John Gleaves,
Attorney in Fact

Seoung Ja Kim by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of February, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Key Hyeon Kim and Seoung Ja Kim and who acknowledged he executed the same as the free act and deed of the said Key Hyeon Kim and Seoung Ja Kim.

Witness my hand and official seal, this the 21st day of February, 2012.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903