BILL GARRETT, Davidson County
Trans:T20120025437 DEEDWARR
Recvd: 04/09/12 10:18 2 pgs
Fees:13.00 Taxes:684.50
20120409-0029815

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive, Suite 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of April, 2012, by and between Eunil Kim and Eunah Kim, a married couple, party of the first part, and Thaddaus J Gantt III, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 528, on the Plan of Phase 5, Section 8, October Woods, of record in Instrument No. 19991214-0303097, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being all or part of the same property conveyed to Eunil Kim and Eunah Kim, by virtue of that certain Warranty Deed dated May 25, 2006, at Instrument No. 20060601-0064688 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Eunil Kim by Thomas Lee Attorney Infact
Eunil Kim by Thomas Lee,
Attorney In Fact
POA - 20120405-0029128

Eunah Kim by Thomas Lee Attorney Infact
Eunah Kim by Thomas Lee,
Attorney In Fact
POA - 20120405-0029129

State of Tennessee
County of Davidson

On this 5th day of April, 2012, before me personally appeared Thomas Lee, **to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Eunil Kim and acknowledged that he executed the same as the free act and deed of the said Eunil Kim.**

WITNESS my hand, at office, this 5th day of April, 2012.

My Commission Expires:
4-8-13

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 5th day of April, 2012, before me personally appeared Thomas Lee **, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Eunah Kim and acknowledged that he executed the same as the free act and deed of the said Eunah Kim.**

WITNESS my hand, at office, this 5th day of April, 2012.

My Commission Expires:
9-8-13

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Thaddaus J Gantt III 5308 Kimsaw Circle Antioch, TN 37013
Tax Parcel No	183050A23200CO
Property Address:	5308 Kimsaw Circle Antioch, TN 37013
MAIL TAX BILLS TO:	SWBC Mortgage 9311 San Pedro, #100 **San Antonio, TX 78216**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $185,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of April, 2012.

Notary Public

My Commission Expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013