BILL GARRETT, Davidson County
Trans:T20120049888 DEEDWARR
Recvd: 07/06/12 10:50 2 pgs
Fees:13.00 Taxes:1320.90
20120706-0059542

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File # 2244850

WARRANTY DEED

THIS INDENTURE is made this the 21 day of April, 20 12, by Stephenson Trevor Watkins and Jamie Higdon Watkins, First Parties, for the purpose of conveying the premises described herein to

Hyoun Su Kim and Haley Elise Saylor, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot 25 on the plan of Section Two, The Ridge at Stone Creek Park, as of record in Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the party of the first part by Deed of record in Instrument No. 20090204-0009671, in the Register's Office for ~~Hamilton~~ Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

Subdivision Restrictions, Building Lines, Easements and other matters of record including in The Plan of record in Instrument 20060120-0007577, said Register's Office, shows an Owner's Certificate, certain notes easements and setback lines; Easement for Sinage and Landscape of record in Instrument 20080819-0085248; Deeds of Conveyance of Open Space to Ridge at Stone Creek Park Homeowner's Association, Inc., of record in Book 10763, Page 909 and Instrument No. 20040719-0085622; Easement for utility of record in Book Page 199 and Book 10487, Page 632; Sanitary Sewer Easement of record in Book 6068, Page 119 & Book 10317, Page 607; Declaration of Covenants, Conditions and Restrictions contained in the Insrument of record in Book 10324, Page 365 amended in Instrument No. 20010719-0076875 and 20020722-0087705; Storm Water Detention Agreement of record in Book 10951, Page 704 and Book 11120, Page 920 and Charter of Ridge at Stone Creek Park Homeowner's Association, Inc. of record in Book 10324, Page 358, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the said First Party have hereunder set their hand and seal the day and year first above written.

Stephenson Trevor Watkins

Jamie Higdon Watkins

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, Stephenson Trevor Watkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 27 day of April, 2012.

NOTARY PUBLIC

JAMES S LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-23-2013

My Commission Expires:
9/23/13

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, Jamie Higdon Watkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 27 day of April, 2012.

NOTARY PUBLIC

JAMES S LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-23-2013

My Commission Expires:
9/23/13

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 357,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janice Collins
AFFIANT

Subscribed and sworn to before me this the 22 day of June, 2012.

NOTARY PUBLIC

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2016

NEW OWNER: Hyoun Su Kim and Haley Elise Saylor
PROPERTY ADDRESS:
1304 Beech Hollow Drive
Nashville, TN 37211

PROPERTY OWNER/ PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: Fifth Third Mortgage
ADDRESS: P.O. Box 630170
Cincinnati, OH 45263

PARCEL ID NO.: Map 180-2-A Parcel 66.00CO

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.