WARRANTY DEED

G-VRES-12-3112

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-22-14

(AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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 NUMBERS
LaShonda D. Fentress	Churchill Mortgage Corp. (NAME) Ste 400	
3112 Penn Meade Way	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	52-13-B-238.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 GWIYUM LIM AND HUSBAND, JONGHEE PARK , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LASHONDA D. FENTRESS, UNMARRIED, 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 22, RIVER GLEN, PHASE 5, SECTION 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20031006-0147480, 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 GWIYUM LIM, MARRIED BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, RECORDED ON THE 5TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040305-0025583, 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 20031006-0147480, BOUNDARY PLAT OF RECORD IN BOOK 6900, PAGE 650 AND 651 AND OPEN SPACE PLAT OF RECORD IN INSTRUMENT NO. 20030319-0036614; CHARTER OF THE HOA OF RECORD IN BOOK 8069, PAGE 158 AND INSTRUMENT NO. 20020425-0051348; RESTRICTIVE COVENANTS OF RECORD IN BOOK 6762, PAGE 208; MASTER DEED OF RECORD IN BOOK 7566, PAGE 571, INSTRUMENT NO. 20040915-0111299 AND INSTRUMENT NO. 20040915-0111301; EASEMENTS OF RECORD IN BOOK 7061, PAGE 172 AND BOOK 7061, PAGE 196; CONVEYANCE OF OPEN SPACE OF RECORD IN INSTRUMENT NO. 20041217-0150273; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20010816-0088874; EASEMENTS OF RECORD IN BOOK 3961, PAGE 681, BOOK 7296, PAGE 484, BOOK 11030, PAGE 731 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 3112 Penn Meade Way, Nashville, Tennessee 37214
(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:T20120054339 DEEDWARR
Recvd: 07/24/12 15:00 2 pgs
Fees:13.00 Taxes:434.75
20120724-0065066

Witness my/our hand(s) this 18th day of July, 2012.

Gwiyum Lim

Jonghee Park

STATE OF Tennessee
COUNTY OF Davidson

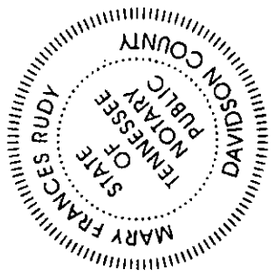
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwiyum Lim and Jonghee Park, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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