WARRANTY DEED

1536

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JULY, 2012.

Angela G. Batson
NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04673 LEE CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Chang Y Lee and Hye K Joung	F&M Bank	172140A04900CO
605 Redleaf Ridge Circle	10 Cadillac Drive	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DEBORAH LIFSEY AND WIFE WILLIAM LIFSEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHANG Y LEE AND HYE K JOUNG, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 605 Redleaf Ridge Circle, Nashville, TN 37211

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/or 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/or 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 our hand on the 31st day of July, 2012.

Deborah Lifsey

William Lifsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DEBORAH LIFSEY AND WILLIAM LIFSEY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of July, 2012.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans:T20120056942 DEEDWARR
Recvd: 08/02/12 09:33 2 pgs
Fees:13.00 Taxes:851.00

20120802-0068309

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 144, PLAN OF SECTION ONE, WEXFORD DOWNS, as shown on plat of record in Plat Book 9700, Pages 308-309, 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 Deborah Lifsey and husband, William Lifsey by Warranty Deed from James L. Austin, Jr. and wife, Melissa A. Austin, recorded on the 15th day of July, 2005 in Instrument No. 20050715-0082330, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, WEXFORD DOWNS, as recorded in Plat Book 9700, Page(s) 308 and 309, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions recorded in Book 10292, Page 51, amended in Book 10792, Page 822 and Instrument No. 20000810-0079498, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Wexford Downs Homeowners Association, Inc. recorded in Book 10500, Page 444.

f. Easement granted to Nashville Gas recorded in Book 10359, Page 615.

g. Boundary Plat recorded in Book 9700, Page 221.

h. Storm Water Detention Agreement recorded in Book 10357, Page 925.

i. Quit Claim Deed to Homeowners Association for Common Areas recorded in Book 10937, Page 789 and Book 10937, Page 791.

j. Deed of Conveyance recorded in Book 11201, Page 766, Book 11444, Page 149 and Book 11444, Page 177.