BILL GARRETT, Davidson County
Trans:T20120059006 DEEDWARR
Recvd: 08/09/12 08:17 3 pgs
Fees:18.00 Taxes:543.90
20120809-0070911

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
689772 2012-05367
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Hwang and Jeanne Lee	F+M Bank	173-9A
8311 St. Danasus Drive	50 Franklin Street	241.00 CO
Nashville, TN 37211	Clarksville, TN 37040	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Randall G. Pomranke, a single man have this day bargained and sold, and do hereby transfer and convey unto the said Richard Hwang and Jeanne Lee, husband and wife the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 147,000.00

Affiant _____

Subscribed and sworn to before me this the 1st day of August 2012.

Notary Public _____

My commission expires:
My Commission Expires
January 7, 2013

(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 8311 Saint Danasus Drive, Nashville, TN 37211

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 23rd day of April, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Randall G. Pomranke

Randall G. Pomranke

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Lori McPherson, a Notary Public in and for said County and State, Randall G. Pomranke, the within named bargainor a single man (fill in marital status), 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, at office, this 23rd day of April, 2012.

Lori McPherson

(This area for official notarial seal)

Notary Public
My Commission Expires:



LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Lenox Village, Phase "E", Revision of Lots 177 through 188, as of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

For information purposes only:

Map/Parcel ID Number: 173-090A-24100CO

BEING the same property conveyed to Randall G. Pomranke by Warranty Deed from Candace Pearson Hockensmith and husband, Tom Hockensmith, dated July 18, 2006, recorded July 28, 2006, as Document No. 20060728-0091734, in the Register's Office of Davidson County, Tennessee.