BILL GARRETT, Davidson County
Trans:T20120060806 DEEDWARR
Recvd: 08/15/12 10:24 2 pgs
Fees:13.00 Taxes:673.40
20120815-0072984

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $182,000.00 Affiant Subscribed and sworn to before me, this 10th day of August, 2012. Notary Public My commission expires: 8-16-14

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lin Zhu	**New Owner** at same address	**Map\Parcel: 108-12-0-B-065.00CO**
2213 S. Ashford Ct.		
Nashville, TN 37214		

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

Joung S. Choi and wife, Joung O. Moon

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

Lin Zhu, an unmarried person

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

Land in DAVIDSON County, Tennessee, being Lot No. 44, on the Plan of Harborview, Phase 1-A, Section Two, of record in Plat Book 6900, Pages 756-758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joung S. Choi and wife, Joung O. Moon by Warranty Deed from Chongsuk Kim Marck, unmarried, of record in Instrument No. 20051117-0139255, dated November 10, 2005, Register's Office for Daivdson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 756-758, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7471, Page 26, Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Page 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 7471, Page 62, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 6147 Page 893, and Book 6147, Page 886, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 7390, Page 270, Register's Office for DAVIDSON County, Tennessee.
Charter Home Owners Association of record in Book 7522, Page 339 and Book 8263, Page 554, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 5856, Page 80, Book 5856, Page 84, Register's Office for DAVIDSON County, Tennessee.

Right of Way of record in Book 8068, Page 723, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed of common areas to HOA of record in Book 8297, Page 376 and Book 9108, Page 73, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements
Subject to lien for special assessment contained in DCCR's / Master Deed
Subject to HOA dues - if any
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2213 S. Ashford Ct., Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 10th day of August, 2012.

Joung S. Choi

Joung O. Moon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Joung S. Choi and wife, Joung O. Moon , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2012.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **120713RX**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027