WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Sun Eun Lee<br>5129 W. Oak Highlands Drive<br>Antioch, TN 37013 | New American Mortgage, LLC<br>841 Seahawk Circle<br>Virginia Beach, VA 23452 | 173-04-0-A-123.00 |

BILL GARRETT, Davidson County
Trans:T20120082440 DEEDWARR
Recvd: 10/30/12 12:47 2 pgs
Fees:13.00 Taxes:603.10
20121030-0099444

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $163,000.00

10/23/12
Affiant

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 23rd day of October, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Arch Kennedy, a single man, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Sun Eun Lee, married ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 123, OAK HIGHLANDS, PHASE 1, as shown on plat of record in Plat Book 6900, Pages 432-435, 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 Arch Kennedy, a single man, by Warranty Deed from Hun Gin Lee and Rachel Lee, husband and wife, recorded on June 4, 2007 in Instrument No. 20070604-0065675, Register's Office for Davidson County, Tennessee.

DeAnne Youssefi executed this instrument on behalf of Arch Kennedy pursuant to the Power of Attorney, executed by Arch Kennedy, dated October 18, 2012, of record in Instrument No. 20121030-0099443, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **5129 W. Oak Highlands Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **23rd** day of **October, 2012.**

**GRANTOR(S)**

Arch Kennedy by DeAnne Youssefi his attorney in fact

Arch Kennedy by DeAnne Youssefi Attorney in Fact

**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON**

On this 23rd day of October, 2012, before me personally appeared DeAnne Youssefi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Arch Kennedy, and who acknowledged that such person executed the same as the free act and deed of Arch Kennedy.

WITNESS my hand, at office, this 23rd day of October, 2012.

NOTARY PUBLIC

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY