RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120098584 DEEDWARR Recvd: 12/26/12 14:38 2 pgs Fees:13.00 Taxes:673.40 20121226-0118826

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010864

MAP - PARCEL NO: 128-12-A-12.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
G MICHAEL DEBERRY	G MICHAEL DEBERRY	NA
4400 MICHIGAN AVENUE	4400 MICHIGAN AVENUE	
NASHVILLE, TN 37209	NASHVILLE, TN 37209	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **YONG CHA JOB**, unmarried, have bargained and sold and by these presents do transfer and convey unto **G. MICHAEL DEBERRY**, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Unit No. 12, Building No. 3 on the Plan of Section 3, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument no. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 2 to the Master Deed, of record in Instrument No. 20020304-0026998, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identifications and description of such unit.

Being the same property conveyed to Yong Cha Job, unmarried by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, of Washington, D.C., dated October 4, 2010, filed October 8, 2010, in Instrument No. 20101008-0080873, Register's Office for Davidson County, Tennessee.
This is ☑ improved ☐ unimproved property known as 320 Old Hickory Blvd, #309, Nashville, TN 37221.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, hisr heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.
2. All matters as shown on the Plan of EAGLE RIDGE, of record in Instrument No. 20030106-0001894, and Book 7900, pages 896-898, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the plat recorded as Exhibit to the Master Deed Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 2 to the Master Deed, of record in Instrument No. 20020304-0026998, Register's Office for Davidson County, Tennessee, said Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of record in Instrument No. 20011011-0110875, as supplemented and Amended in Instrument No. 20020304-0026998; Instrument No. 20020524-0063780 9as to pool & clubhouse), and as corrected by Instrument No. 20051129-0143344, et seq., Register's Office for Davidson County, Tennessee; and as contained in those By-Laws appended thereto said Register's Office; but omitting any covenant, condition or restriction, if any based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Homeowners Association of record in Instrument No. 20010112-0003836, as amended in Instrument No. 20010112-0003939, Register's Office for Davidson County, Tennessee.

6. Easements for drainage of record in Book 7861, page 559, and in Book 8083, page 534, Register's Office for Davidson County, Tennessee.

7. Stormwater detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 21 day of December, 2012.

Yong Cha Job

YONG CHA JOB

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 **YONG CHA JOB**, 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 seal, at office, on this 21 day of December, 2012.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$182,000.00**.

Affiant

SWORN TO and subscribed before me on this 21 day of December, 2012.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY