Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52676
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan William Homco Amanda Elizabeth Hardesty **7109 Commonwealth Circle** **Nashville, TN 37221**	**Regions Bank** 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 126-15-B-140.00CO

BILL GARRETT, Davidson County
Trans:T20130063410 DEEDWARR
Recvd: 07/25/13 10:59 2 pgs
Fees:13.00 Taxes:603.10
20130725-0076990

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Hae-Won Shin, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jonathan William Homco and Amanda Elizabeth Hardesty hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Lexington Point Subdivision, Section One, of record in Instrument No. 20000830-0085624, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hae-Won Shin by deed from Beazer Homes Corp.dba Phillips Builders, a Tennessee Corporation, dated August 1, 2001, recorded August 7, 2001 in Instrument No. 20010807-0084951, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20000830-0085624, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001018-0103445, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7109 Commonwealth Circle, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of July, 2012.

Hae-Won Shin

Hae-Won Shin

State of Texas
County of Dallas

On this 12th day of July, 2012 , before me the undersigned authority, personally appeared Hae-Won Shin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6/26/16

X Lisa Merritt
Notary

Lisa Merritt
My Commission Expires
06/26/2016

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $163,000.00

Peter Barry
Affiant

Sworn and subscribed before me this the 12th day of July, 2012

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 10-14-2013

Notary Public

Widoc: Deed Wty—12/91