This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Gurbachan Rai
1709 Timber Point
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Churchill Mortgage Corporation
761 Old Hickory Boulevard, Suite 400
Brentwood, TN 37027

MAP **108-16**
GROUP A
PARCEL 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Chulsung Kim and Jihyun Kim, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Gurbachan Rai, and wife, Harjeet K. Rai**, 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. 42 on the Plan of Timber Ridge, of record in Instrument No. 20040113-0005330, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chulsung Kim and Jihyun Kim, husband and wife by deed dated from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes,dated 11/19/04 and recorded 12/8/04 of record in Instrument No. 20041208-0146334, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **1709 Timber Point, Nashville, Tennessee 37214.**

BILL GARRETT, Davidson County
Trans:T20130076735 DEEDWARR
Recvd: 09/05/13 09:18 3 pgs
Fees:18.00 Taxes:643.80
20130905-0093532

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns , forever, and, GRANTORS do covenant with the said that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said , and 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 our hands this the **30th** day of **August, 2013.**

Chulsung Kim

Jihyun Kim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Chulsung Kim and Jihyun Kim, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of August, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $174,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of August, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3/30/2015

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE