BILL GARRETT, Davidson County
Trans: T20130093398 DEEDWARR
Recvd: 10/31/13 14:17 2 pgs
Fees: 13.00 Taxes: 1184.00
20131031-0113225

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:(DM) Title No: 52894
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael D. Wauford Laura A. Hart 3000 Vanderbilt Place, #220 Nashville, Tennessee 37212	Franklin Synergy Bank 3301 Aspen Grove, Suite 200 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 141140A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$320,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kwangho Seo and wife, Mimi Seo**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Laura A. Hart and Michael D. Wauford as joint tenants with right of survivorship,** 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. 5 on the Plan of Hanover Park of Sheffield of record in Book 9700, pages 154, 155 and 156, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Kwangho Seo and wife, Mimi Seo, by Warranty Deed from Richard E. Graves and wife, Joyce A. Graves, dated September 27, 2005 and recorded on October 4, 2005, of record in Doc. No. 20051004-0119400, 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 2014, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 9700, pages 154, 155 and 156, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10020, page 110, Book 10301, page 178, Book 10640, page 950, 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: 7912 Haydenberry Court, 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 30th day of October, 2013.

Kwangho Seo

Mimi Seo

State of TENNESSEE
County of DAVIDSON

On this 30th day of October, 2013 , before me the undersigned authority, personally appeared Kwangho Seo and Mimi Seo, 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Sworn and subscribed before me this the 30th day of October, 2013

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public