(1)

RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20140025388 DEEDWARR Recvd: 04/15/14 10:34 2 pgs Fees:13.00 Taxes:802.90 20140415-0031356

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

File No: 00011460

MAP - PARCEL NO: 172-12-B-289.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Wells Fargo Bank NA 1525 W W T Harris Blvd Charlotte, NC 28262-8522	Loy M. Fulford 2777 Call Hill Road Nashville, TN 37211	Wells Fargo Home Mortgage P O Box 11758 Newark, NJ 07101-4758

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, we, **FRANKLIN DANIEL CHUNG and wife, DONNA ANN CHUNG**, have bargained and sold and by these presents do transfer and convey unto **LOY M. FULFORD, a married person, and ELLEN C. FULFORD, a married person**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 461 on the Plan of Bradford Hills, Section Thirteen, as of record in Book 7900, page 661, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Franklin Daniel Chung and Donna Ann Chung, husband and wife by Quitclaim Deed from Franklin Daniel Chung, who acquired title as Hae Suk Chung, and wife, Donna Ann Chung, dated May 20, 2009, recorded June 5, 2009, of record in Instrument No. 20090605-0052258, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Hae Suk Chung and wife, Donna Ann Chung by Warranty Deed from Ranel T. Galvez and wife, Beverly C. Galvez, dated September 27, 1996, recorded October 4, 1996, of record in Book 10216, page 485, said Register's Office.

This is ☑ improved ☐ unimproved property known as 2777 Call Hill Road, Nashville, TN 37211.

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

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we 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. 2014 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Bradford Hills, Section Thirteen, of record in Plat Book 7900, page 661 and Book 7900, page 6, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 9227, page 681, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

6. Subject to Sewer Easement of record in Book 7690, page 260 and in Book 8377, page 808, Register's Office for Davidson County, Tennessee.

7. Subject to Stromwater Detention Agreement of record in Book 8896, page 291, Register's Office for Davidson County, Tennessee.

8. Easement for Water Main of record in Book 8377, page 769, Register's Office Davidson County, Tennessee.

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

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 11 day of April, 2014.

FRANKLIN DANIEL CHUNG

DONNA ANN CHUNG

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 **FRANKLIN DANIEL CHUNG and DONNA ANN CHUNG**, 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 11 day of April, 2014.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
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 **$217,000.00**.

Affiant

SWORN TO and subscribed before me on this 11 day of April, 2014.

My Commission Expires:
03-07-17

Notary Public

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY