WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Hall	Churchill Mortgage Corporation	172-05-0B-003.00
(NAME)	(NAME)	
5720 Sterling Oak Drive	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140041023 DEEDWARR
Recvd: 06/11/14 09:24 2 pgs
Fees:13.00 Taxes:921.30

20140611-0050634

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Khee D. Eom and Young Soon Shin, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Hall and Christa N. Hall, 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. 3 on the Plan of Sterling Oaks, Phase I of record in Plat Book 8250, Page 998, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Khee D. Eom and Young Soon Shin, husband and wife, by deed of record in Instrument Number* Register's Office for Davidson County, Tennessee.

*20021204-0148951

Subject to all matters as shown on Plan of Sterling Oaks, Phase I, of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions and Restrictions, By-Laws and HOA Charter of record in Book 10951, Page 547; amended in Book 11514, Page 959; Rule Regarding Enforcement of Governing Documents of record in Instrument Number 20130419-0039232; Conveyance of Open Space of record in Instrument Number 20050510-0052774; Sanitary Sewer Easement of record in Book 7250, Page 755; Easements noted on Survey of record in Book 4600, Page 99; and all existing easements and all other matters shown on plat of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5720 Sterling Oak Drive, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 23rd day of May, 2014.

Khee D. Eom by Jay Shin
Attorney-in-fact

Khee D. Eom by Jay Shin, Attorney-in-Fact

Young Soon Shin by Jay Shin
Attorney in fact

Young Soon Shin by Jay Shin, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 23rd day of May 2014 before me personally appeared Jay Shin, the person who executed the foregoing instrument on behalf of Khee D. Eom and Young Soon Shin, and acknowledged that he executed the same as the free act and deed of the said Khee D. Eom and Young Soon Shin, through Power of Attorney granted 5-19-14 by the said Khee D. Eom and Young Soon Shin.

Witness my hand and official seal at Franklin, Tennessee this the 23rd day of May 2014.

Commission expires: 7-30-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017