File Box 8

BILL GARRETT, Davidson County
Trans:T20140051509 DEEDWARR
Recvd: 07/17/14 14:03 2 pgs
Fees:13.00 Taxes:2562.25

20140717-0063432

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSE D
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual value or consideration, whichever is greater, for this transfer is $692,500.00.

Affiant

Sworn to and subscribed before me this 16th day of July, 2014.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Loren Chumley	2071 Timberwood Drive	SUNTRUST MTG. INC.	
2071 Timberwood Drive		1001 SEMMES AVE.	144-00-0-016.01
Nashville, TN 37215	Nashville, TN 37215	RICHMOND, VA 23224	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Jeffrey Jeahyun Ryu and Chi Yol Ryu and Jung Shin Ryu,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Loren L. Chumley and Scott C. Peterson, wife and husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10-A on the plan of Green Hills Realty Co.'s Forrest Hills Community Subdivision, of record in Plan Book 3600, Page 81, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the southeasterly margin of Timberwood Drive, said point being the northwesterly corner of Lot 11-A on said plan; thence with said margin southwesterly 110 feet to a point; thence continuing with said margin southwestwardly 145 feet to a point; thence with the northeasterly boundary of the Heise property S. 54 degrees 37 minutes E. 368 feet to a point; thence with the common line between Lots Nos. 10-A and 10 on said plan N. 38 degrees 25 minutes E. 232 feet to a point on the southwesterly line of Lot No. 11-A on said plan; thence with said line of Lot No. 11-A N. 51 degrees 35 minutes W. 338 feet to the point of beginning.

Being the same property conveyed to Jeffrey Jeahyun Ryu by Quitclaim Deed from Chi Yol Ryu and wife, Jung Shin Ryu, of record in Instrument No. 20140108-0002199, Register's Office for Davidson County, Tennessee, leaving Jeffrey Jeahyun Ryu a ten twenty-fourths (10/24ths) undivided interest and Chi Yol Ryu and wife, Jung Shin Ryu a fourteen twenty-fourths (14/24ths) undivided interest.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Taxes for the year 2014 a lien not yet due and payable.**

2. **The Plan of Record in Plat Book 3600, Page 81, said Register's Office.**

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16th day of July, 2014.

Jeffrey Jeahyun Ryu by Chi Yol Ryu

Jeffrey Jeahyun Ryu
by Chi Yol Ryu, Attorney-in-Fact

Chi Yol Ryu

Jung Shin Ryu

Jung Shin Ryu

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Chi Yol Ryu,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Attorney-in-Fact for Jeffrey Jeahyun Ryu**, and who is authorized by **Jeffrey Jeahyun Ryu** to execute this instrument on behalf of **Jeffrey Jeahyun Ryu**.

WITNESS my hand and official seal at Franklin, Tennessee, this the 16th day July, 2014.

NOTARY PUBLIC
My Commission Expires: 30 MARCH 2015

CHELSEA LEIGH BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 30 MARCH 15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Chi Yol Ryu and Jung Shin Ryu,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 16th day July, 2014.

NOTARY PUBLIC
My Commission Expires: 30 MARCH 2015

CHELSEA LEIGH BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 30 MARCH 15