Davidson County DEEDWARR
Recvd: 09/11/14 10:11 5 pgs
Fees:28.00 Taxes:906.50
20140911-0083237

Certificate of Authenticity

I, Joann Sanchez do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Illinois

County of DuPage

Personally appeared before me, Notary Public, a notary public for this county and state, Joann Sanchez who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-30-18.

Notary's Seal (If on paper)

OFFICIAL SEAL
TRICIA TENUTE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/30/18

RECORDING INFORMATION

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

File No: 00011664
FIRST AMERICAN TITLE
ORDER # 0509

MAP - PARCEL NO: 173-10-0C-014.00
CO

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Amerisave Mortgage Corporation	Elton C. Felts and Susan H. Felts	Amerisave Mortgage Corporation
3350 Peachtree Road, 10th Floor	156 Blackpool Dr	3350 Peachtree Road, 10th Floor
Atlanta, GA 30326	Antioch, TN 37213	Atlanta, GA 30326

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, **Joseph Paul Kim and wife, Sung Hyun Kim,** have bargained and sold and by these presents do transfer and convey unto **Elton C. Felts and wife, Susan H. Felts,** their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 of Delvin Downs, Phase 1, as shown on plat of record in Instrument No. 20070807-0094328, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Paul Kim and wife, Sung Hyun Kim, by Quitclaim Deed from Joseph P. Kim, a married man, dated February 12, 2013, and recorded February 28, 2013, of record in Instrument No. 20130228-0020299, Register's Office for Davidson County, Tennessee.

This is ☑ improved ☐ unimproved property known as 156 Blackpool Drive Antioch, TN 37103.

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 DELVIN DOWNS, of record in Instrument No. 20070807-0094328 Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070807-0094340, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Instrument No. 20070824-0101501, Register's Office for Davidson County, Tennessee.

5. Deed conveying the open space to Delvin Downs HOA, Inc. of record in Instrument No. 20090219-0014592, Register's Office for Davidson County, Tennessee.

6. Storm Water Maintenance Agreement of record in Instrument No. 20060406-0039484, Register's Office for 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 _____ day of August, 2014.

Joseph Paul Kim

Sung Hyun Kim

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 **Joseph Paul Kim and Sung Hyun Kim**, 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 _____ day of August, 2014.

My Commission Expires:
_____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$245,000.00**.

Affiant

SWORN TO and subscribed before me on this 22nd day of August, 2014.

My Commission Expires:
11-3-15

Notary Public

PAMELA G. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2015

4. Charter for Homeowners Association of record in Instrument No. 20070824-0101501, Register's Office for Davidson County, Tennessee.

5. Deed conveying the open space to Delvin Downs HOA, Inc. of record in Instrument No. 20090219-0014592, Register's Office for Davidson County, Tennessee.

6. Storm Water Maintenance Agreement of record in Instrument No. 20060406-0039484, Register's Office for 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 27 day of August, 2014.

Joseph Paul Kim

Sung Hyun Kim

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 **Joseph Paul Kim and Sung Hyun Kim**, 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 27 day of August, 2014.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
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 **$245,000.00**.

Affiant

SWORN TO and subscribed before me on this _____ day of August, 2014.

My Commission Expires:
_____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 245,000.00

Affiant Elton C. Felts

Subscribed and sworn to before me, this the 27th **Day of** August **20**14

Notary

PAMELA G. NASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2015