#9038

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140092253 DEEDWARRSP
Recvd: 12/10/14 09:23 4 pgs
Fees:23.00 Taxes:925.00
20141210-0112955

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

FROM: The Tennessee Credit Union

TO: Daniel Eum et al

Address New Owner as follows:
Mr. & Mrs. Daniel Eum
3213 Alpine Avenue
Nashville, TN 37218

Send Tax Bills to:
Mortgage Investors Group
8328 E. Walker Springs Lane Ste. 200
Knoxville TN 37923

Map/Parcel: 07009021100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2014.

NOTARY PUBLIC
OLLIE MAI PARSLEY
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2018

Notary Public

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **The Tennessee Credit Union,** hereby bargain, sell, transfer and convey unto **Daniel Eum and Heather S. Eum, husband and wife, and Jeong Eum, a married woman**, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property is improved and known as: 3213 Alpine Avenue, Nashville, TN 37218

Said property is transferred subject to the limitations, restrictions and encumbrances set forth below:

1. Ad Valorem real property taxes and assessments for 2014 and subsequent years.
2. All easements, covenants, conditions, restrictions and other agreements and other matters of record.
3. All matters which would be disclosed by a recent and accurate survey of the property.
4. Municipal, zoning and subdivision laws and ordinances.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Daniel Eum and Heather S. Eum, husband and wife, and Jeong Eum, a married woman**, their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 4th day of December, 2014.

THE TENNESSEE CREDIT UNION

by: Michael D. Martin
its: President/CEO

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President/CEO of THE TENNESSEE CREDIT UNION, the within named bargainor, a corporation, and he as such President/CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President/CEO .

Witness my hand and official seal at office, this the 4th day of December, 2014.

Notary Public

My Commission Expires:

3/6/18

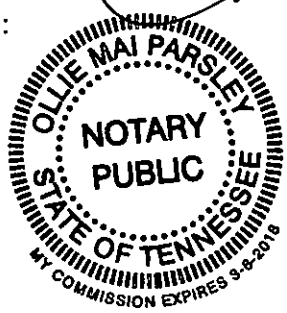


EXHIBIT "A" **GF#: 19420**

Legal Description

BEING Lot No. 2 on the Plan of Alpine Hill Subdivision, Section One, of record in Instrument No. 20021114-0141292, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more detailed description thereof.

Together with all interest in and to the Driveway Easement as shown in Quitclaim Deed filed in Instrument No. 20080530-0055238, said Register's Office.

BEING the same property conveyed to The Tennessee Credit Union by Substitute Trustee's Deed dated December 19, 2011, and filed in Instrument No. 20111220-0099439, said Register's Office.