BILL GARRETT, Davidson County
Trans:T20150076848 DEEDWARR
Recvd: 09/09/15 15:31 2 pgs
Fees:13.00 Taxes:1017.13
20150909-0091736

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 274,900.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

Subscribed and sworn to before me, this 4th day of September, 2015.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jong in Chon	State Bank and Trust	**173050B03300CO**
1809 Cottage Grove Way	2743 Perimeter Pkwy Bldg. 100 Suite 100	
Antioch, TN 37013	Augusta GA 30909	

FOR AND IN 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 ACKNOWLEDGE, WE,

Pamela A. Ziemba, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jong in Chon, unmarried

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 Number 33 on the Plan of Cottage Grove of record in Instrument No. 20071213-0143631, which was voided and vacated by Instrument No. 20100406-0025553, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Pamela A. Zeimba, unmarried by Special Warranty Deed from NVR, Inc., A Virginia Corporation T/A Fox Ridge Homes dated 12/16/10 and recorded on 12/17/10 in Instrument No. 20101217-0100338, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1809 Cottage Grove Way, Antioch, TN 37013.

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 in 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 my/our hand(s) this 4th day of September, 2015.

Pamela A. Ziemba

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Pamela A. Ziemba, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2015.

Notary Public

BEVERLY PARHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 11-13-18