WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046865 DEEDWARR
Recvd: 06/03/16 09:46 2 pgs
Fees:13.00 Taxes:660.08
20160603-0056053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS the 31st day of May, 2016,

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jae In Kwak and Won Ock Son	SWBC Mortgage Corporation	163-02-0-007.00
(NAME)	(NAME)	
4704 Highland Ridge Ct.	213 Overlook Circle, Ste A-4	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37037	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Eight Thousand Four Hundred And No/100 Dollars ($178,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David R. Buckingham, a married man.** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jae In Kwak and Won Ock Son, husband and wife**, 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:

Being Lot Number 124 on the Plan of Hickory Highland Place, Section 2, Phase 2 of record in Instrument No. 200106080060706, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David R. Buckingham by Warranty Deed from Jerry Butler Builders, LLC dated May 24, 2002 and recorded May 28, 2002 as Instrument No. 200205280064260, in said Register's Office for Davidson County, Tennessee.

Christine Buckingham, spouse of David R. Buckingham, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 4704 Highland Ridge Ct., 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, has 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 31st day of May, 2016.

David R. Buckingham

Christine Buckingham

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named David R. Buckingham and Christine Buckingham, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-162476SSO