THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0370

Map-Parcel No. 183 05 0A 199.00

BILL GARRETT, Davidson County
Trans:T20160078031 DEEDWARR
Recvd: 09/06/16 16:00 2 pgs
Fees:13.00 Taxes:518.00
20160906-0093606

Property Address:
1032 Colo Trail, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
F & M Bank
10 Cadillac Drive Ste 100
Brentwood, TN 37027

Grantee's Name, Address:
MYONGSUK SUNG
1032 Colo Trail
Antioch, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HONG KEUN YOUN, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **MYONGSUK SUNG, unmarried**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, being Lot No. 33, Phase 5, Section 8, of record in Instrument No. 19991214-030303097 and Instrument No. 1991214-0303098, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to HONG KEUN YOUN, a single man, by Warranty Deed from YAZDIAN CONSTRUCTION, INC., dated August 25, 2000, and recorded on August 29, 2000, for the consideration of $130,000.00 of record in Instrument No. 20000829-0085193, Register's Office for Davidson County, Tennessee.

This is improved property known as, 1032 Colo Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, her heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 5047, page 661, and Book 5047, page 656, Book 9840, page 276, Book 10181, page 986, Book 10548, page 501, Book 10548, page 503, Book 11700, page 73 and in Instrument No. 199126-0300152, Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Book 9840, page 267, Register's Office for Davidson , County, Tennessee.

4. All matters on the Plan of record in Instrument No. 1991214-03030097 and 1991214-0303098, Register's Office for Davidson County, Tennessee.

5. Easement for permanent drainage granted to Metropolitan Government of Nashville & Davidson County, of record in Book 8443, page 75, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 9771, page 560, Book 10010, page 50 and Book 10951, page 709, Register's Office for Davidson County, Tennessee.

7. Charter for Homeowners Association of record in Book 9840, page 259, Registers office for Davidson County, Tennessee.

8. Quitclaim Deed conveying common area to October Woods Homeowners Association, Inc. of record in Instrument No. 200004250041127, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

Sue Youn, wife of **Hong Keun Youn**, joins in this conveyance for the purpose of relinquishing any right, title, or interest she may have in said real estate by virtue of her marriage to **Hong Keun Youn**.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 30th day of August, 2016.

HONG K YOUN
HONG KEUN YOUN

Sue Youn
SUE YOUN

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 **HONG KEUN YOUN and SUE YOUN**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30th day of August, 2016.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $140,000.00 .

Affiant

SWORN TO and subscribed before me on this 30th day of August, 2016.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY