WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 11/02/16 09:37 3 pgs
Fees:18.00 Taxes:806.23
20161102-0115681

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean E. Moore and wife, Lauren N. Moore	CMG Mortgage, Inc. d/b/a CMG Financial	033030b10500co
(NAME)	(NAME)	
132 Ivy Hill Lane	3160 Crow Canyon Rd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Sun W. Shin and spouse, Jae W. Shin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean C. Moore and Lauren N. Moore, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 16 on the Plan of Dry Creek Farms, Phase 3, of record as Instrument No. 20070221-0021236 and as corrected by Surveyor's Certificate of Correction recorded as Instrument No. 20070411-0043542 , both in the Register's Office for Davidson County, Tennessee and to which plat and correction to plat reference is here made for a complete description thereof.

Being the same property conveyed to Sun W. Shin and husband, Jae E. Shin by Warranty Deed dated October 15, 2007; recorded October 16, 2007 as Instrument No. 20071016-0122762 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF DRY CREEK FARMS, PHASE 3, OF RECORD AS INSTRUMENT NO. 20070221-0021236, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED AS INSTRUMENT NO. 20070411-0043542 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS AND BY-LAWS FOR DRY CREEK FARMS OF RECORD AS INSTRUMENT NO. 20031001-0145053, SAID REGISTER'S OFFICE AS AMENDED BY FIRST AMENDMENT IN INSTRUMENT NO. 20080611-0060336, SAID REGISTER'S OFFICE AND RESTRICTIVE COVENANTS FOR IVY HILL AT DRY CREEK FARMS OF RECORD AS INSTRUMENT NO, 20040921-0113624; 20060130-0011538 AND 20070424-0048575, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO EASEMENTS OF RECORD

unimproved ☐

This is improved ☑ property, known as 132 Ivy Hill Lane, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 October, 2016.

Sun W. Shin

Jae W. Shin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*husband,

On this 31st day of October, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sun W. Shin and* Jae W. Shin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY