| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 33537-03-2017** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $665,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 17th day of March, 2017.<br><br>Notary Public<br><br>My Commission Expires: 1.6-20 |
|---|---|

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

# WARRANTY DEED

| **Address New Owner:**<br>William A. Ludwig, Jill M. Ludwig<br>705 Vosswood Drive<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>OWNER | **Tax Information:**<br>Map and Parcel No.:<br>115 12 0 015 00 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hak-Joon Sung and Hyun Jung Ha**, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William A. Ludwig and Jill M. Ludwig** , husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 705 Vosswood Drive, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170024727 DEEDWARR
Recvd: 03/23/17 12:50 3 pgs
Fees:18.00 Taxes:2460.50
20170323-0028549

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 17th day of March, 2017.

Hak-Joon Sung, by Gerald G. Patterson, his Attorney-in-fact

Hyun Jung Ha, by Gerald G. Patterson, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Hak-Joon Sung and Hyun Jung Ha and he is authorized by Hak-Joon Sung and Hyun Jung Ha to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of March, 2017.

Notary Public
My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of West Meade Farms, Inc., Section "H", as of record in Plat Book 2133, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Hak-Joon Sung and wife, Hyun Jung Ha by deed dated April 30, 2010 from Erik Hamnes and wife, Katy Bell Hamnes of record in Instrument No. 20100505-0034101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 115 12 0 015 00.
2. All matters appearing on the Plan of record as Book 2133, page 17, Register's Office for Davidson County, Tennessee.