THIS DOCUMENT PREPARED BY:
Donna Savage
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 17-0752

Map-Parcel No. 172140A04900

BILL GARRETT, Davidson County
Trans:T20170044702 DEEDWARR
Recvd: 05/25/17 13:29 2 pgs
Fees:13.00 Taxes:1331.63
20170525-0052280

Property Address:
605 Redleaf Ridge Circle, Nashville, TN 37211

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WARRANTY DEED

Send Tax Statements To:

new owner

Grantees' Name, Address:
COREY PATRICK JOHNSON and FAITH EDWARDS JOHNSON
605 Redleaf Ridge Cir.
Nashville, TN 37211

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, **CHANG Y. LEE and wife, HYE K. JOUNG**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **COREY PATRICK JOHNSON and FAITH EDWARDS JOHNSON, husband and wife as joint tenants**, hereinafter "Grantees," 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, Tennessee, being Lot No. 144, Plan of Section One, Wexford Downs, as shown on plat of record in Plat Book 9700, Pages 308-309, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to CHANG Y. LEE and HYE K. JOUNG, HUSBAND AND WIFE, from DEBORAH LIFSEY, AND WIFE, DEBORAH LIFSEY, by deed dated July 31, 2012, and recorded on August 2, 2012 in Instrument No. 20120802-0068309, Register's Office for Davidson County, Tennessee.

This is property known as, 605 Redleaf Ridge Circle, Nashville, TN 37211.

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

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we 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. 2017 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 9700, page 308, Register's Office for Davidson County, Tennessee.
3. Boundary Plat as shown on record in Plat Book 9700, page 925, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Book 10292, page 51 and amended in Book 10792, page 822 and in Instrument No. 20000810-0079498, Register's Office for Davidson County, Tennessee.
5. Charter for Homeowners Association of record in Book 10500, page 444, Registers Office for Davidson County, Tennessee.

6. Easement granted to Nashville Gas as contained in Book 10359, page 615, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement as contained in Book 10357, page 925, Register's Office for Davidson County, Tennessee.

8. Quitclaim Deed to HOA for common area as contained in Book 10937, page 789, Register's Office for Davidson County, Tennessee.

9. Deed of conveyance as contained in Book 11201, page 766; Book 11444, page 149 and in Book 11444, page 177, Register's Office for Davidson County, Tennessee.

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

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 22nd day of May, 2017.

CHANG Y. LEE

HYE K. JOUNG

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 **CHANG Y. LEE and HYE K. JOUNG**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 22nd day of May, 2017.

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-01-20

STATE OF TENNESSEE
COUNTY OF Williamson

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$359,900.00**.

Affiant

SWORN TO and subscribed before me on this 22nd day of May, 2017.

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Notary Public

My Commission expires: 6/19/18