WARRANTY DEED

Bill Garrett Davidson County
Batch# 127580 DEEDWARR
08/10/2018 03:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,076.70
20180810-0079252

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$291,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of July, 2018.

Notary Public

My Commission expires: 11-8-21 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hyo Gwon Jung	State Bank and Trust Company	173-16-0A-192.00CO
3808 Grant Ridge Lane	2743 Perimeter Parkway Building 100 Suite 100	
Antioch, TN 37013	Augusta, GA 30909	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stephen T. Herlihy and wife, Debra Herlihy** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hyo Gwon Jung, unmarried**, his/her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot 107, Phase 2, Section 1, Final Plat Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, as shown on plat of record in Instrument Number 20030213-0020016, and corrected in Instrument Number 20030331-0042208, 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 Stephen T. Herlihy, unmarried from Ermin Rodriguez, unmarried and Jack Mondonedo, married by Warranty Deed on April 13, 2009, of record in Instrument Number 20090511-0042886, Register's Office for Davidson County, Tennessee.

NOTE: Debra Herlihy joins this conveyance to convey any and all interest she may have in the above described property including but not limited to her marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20030213-0020016 and corrected in Instrument Number 20030331-0042208, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20020514-0059176; 20030313-0033781; 20050308-0025065; 20060828-0105538 and 20090908-0084135, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3808 Grant Ridge Lane, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 31, 2018.

Stephen T. Herlihy

Debra Herlihy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen T. Herlihy and Debra Herlihy** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 31, 2018

Notary Public

My commission expires 1/8/19

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My commission expires: 5-3-2021