Karen Y Johnson Davidson County
Batch# 135860 DEEDWARR
09/04/2018 10:00:18 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180904-0087020

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
Williamson
B18-1792

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 27, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven Y.S. Jhu and Jung Yun Choi Jhu 11900 S Aviary Dr. Hollywood, FL 33026	New Owner	097-02-0A-276.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Amanda Pettit (formerly known as Amanda E. Gross) and Matthew Pettit, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Y.S. Jhu and Jung Yun Choi Jhu, 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. 276 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 3A, Revision One of record in Plat at Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amanda E. Gross by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20111122-0091299 Register's Office for Davidson County, Tennessee, dated November 18, 2011 and recorded on November 22, 2011. (Value of consideration shown in aforementioned deed $139,151.00.) Being also known as 1431 Riverbrook Drive Nashville, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1431 Riverbrook Drive, Hermitage, TN 37076

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Matthew Pettit, spouse of Amanda Pettit, joins in this conveyance for the purpose of quitclaiming any and all interest, including marital interest that he may have in this property.

Dated this the August 27, 2018.

Amanda Pettit

Matthew Pettit

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda Pettit and Matthew Pettit** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of August, 2018.

Notary Public
My Commission Expires: 11-20

(Notary Seal)

