Davidson County DEEDWARR
Recvd: 05/31/17 11:13 2 pgs
Fees:13.00 Taxes:851.00
20170531-0053934

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sun Y. Kim	New Owner	158 04 0A 128.00
(NAME)	(NAME)	
61 Annandale		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joseph J. DeMoya and Lisa M. Siegle-DeMoya, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sun Y. Kim**, 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. 29 on the Resubdivision Plat of Lots 27, 28, and 29, Otterwood, Section Two, recorded in Instrument No. 20071010-0120615, said Register's Office to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph J. DeMoya, unmarried, and Lisa M. Siegle, unmarried, Joint Tenants with Right of Survivorship by Warranty Deed from Barbara H. Smith, married dated November 22, 2013 and recorded December 5, 2013 as Instrument No. 20131205-0123951, in said Register's Office for Davidson County, Tennessee.

The grantor, Lisa M. Siegle-DeMoya, had taken title as a single person and then married Joseph J. Demoya and as such now conveys title as a married person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-173526SSO

unimproved ☐

This is improved ☒ property, known as 61 Annandale, Nashville, TN 37215

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, has 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 the 24th day of May, 2017

Joseph J. DeMoya

Lisa M. Siegle-DeMoya

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Joseph J. DeMoya and Lisa M. Siegle-DeMoya, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY