Warranty Deed

BILL GARRETT, Davidson County Trans:T20170059978 DEEDWARR Recvd: 07/13/17 13:25 2 pgs Fees:13.00 Taxes:1468.90 20170713-0070581	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $397,000.00 Megan Witherspoon Affiant Subscribed and sworn to before me, this the 28th day of June, 2017 Notary Public My commission expires: 5/8/19

DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Isaura Diaz Charlie Kim	First Tennessee National Bank	
501 Buckner Place	2214 Elliston Pl. Ste 304	091-13-0N-001.00-CO
Nashville, TN 37209	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN L. AMBROSE, III, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISAURA DIAZ AND CHARLIE KIM, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 516 Croley Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160805-0081705, as amended in Instrument No. 20170320-0027144, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jody A. Blazer by Warranty deed from Floyd A. Plummer of record in Instrument No. 20140227-0016991 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on February 27, 2014.

Being a portion of the same property conveyed to John L. Ambrose, III by Warranty deed from Jody A. Blazer of record in Instrument No. 20160106-0001267 Register's Office for Davidson County, Tennessee, dated January 4, 2016 and recorded on January 6, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 501 Buckner Place, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of June, 2017.

John L. Ambrose, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John L. Ambrose, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June, 2017.

Notary Public

My Commission Expires:

