#12263

# WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Zachary H. Allen<br>Janet H. Stoess-Allen | Zachary H. Allen and Janet Stoess-Allen | 091021x00100co |
| (NAME) | (NAME) | |
| 6214 A NewYork Ave., A | 205 East 76th St. #3 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | New York, New York, 10021 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jason Bockman, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Zachary H. Allen, a single man and Janet H. Stoess-Allen, a married person,** as joint tenants with rights of survivorship, 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 Unit "A" The Cottages at 6214 New York Avenue and a/k/a Unit "A" The Cottages of 6214 New York Avenue, as established under the Declaration of Covenants, Conditions and Restriction for The Cottages at 6214 New York Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160808-0082035 and amended in Instrument No. 20160817-0085991, of recorded in the Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part of the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20160808-0082031 , Register's Office for Davidson County, Tennessee.

This property has never been used as the Grantors primary residence.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6214 A NewYork Ave., A, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170064409 DEEDWARR
Recvd: 07/27/17 09:57 2 pgs
Fees: 13.00 Taxes: 1443.00
20170727-0076027

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, 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 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 my/our hands this 24th day of July, 2017.

Jason Bockman

State of Tennessee
County of Wilson

Personally appeared before me Jason Bockman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2017.

Hilary Mohsenzad

Notary Public
My Commission Expires: _____

File No.: 12263

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018