WARRANTY DEED

Bill Garrett Davidson County
Batch# 24117 DEEDWARR
11/08/2017 01:38:40 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20171108-0115114

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nancie Y. Kang and Kil K. Kang	next owner	072 06 0 271.00
(NAME)	(NAME)	
1119 Leland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amy Becton and Jacob Thomas Aranza, Jr, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nancie Y. Kang, an unmarried woman Kil K. Kang, a married man**, 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. 67 and the easterly 15 feet of Lot No. 66 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, as of record in Book 332, page 44, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 65 feet on the northerly side of Leland Avenue and runs back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Amy Becton by Warranty Deed from Zoanne (Joy) Pantazis Troop Smith and Donna James Pantazis Moore, Co-Trustees of The Mary B. Pantazis Trust dated November 28, 2005 and amended June 15, 2007 and Peter E. Pantazis, single dated September 04, 2015 and recorded September 14, 2015 as Instrument No. 20150914-0092902, in said Register's Office for Davidson County, Tennessee.

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: GRN-177302SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-177119

unimproved ☐
This is improved ☒ property, known as 1119 Leland Avenue, Nashville, TN 37216

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 3 day of Nov, 2017

Amy Becton

Jacob Thomas Aranza, Jr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Amy Becton and Jacob Thomas Aranza, Jr, wife and husband, 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 3rd of November, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-177302SSO