WARRANTY DEED

Bill Garrett Davidson County
Batch# 74901 **DEEDWARR**
03/29/2018 02:23:04 PM 2 pgs
Fees: $13.00 Taxes: $1,287.60

20180329-0029587

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

State of Tennessee,
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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
Meghan L. Izaguirre Aaron P. Izaguirre	new owner	071080k00100co
(NAME)	(NAME)	
306 A Queen Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Jeremy Bockman, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Meghan L. Izaguirre and Aaron P. Izaguirre, wife and husband,** 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 306 Queen Avenue, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and restrictions for The Cottages at 306 Queen Avenue of record in Instrument No. 20170721-0074216 and amended in Instrument No. 20180320-0026296 in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument No 20170721-0074216 and amended in Instrument No. 20180320-0026296, Unit Owners, and the By laws of the Association of Owners, of said unit as set forth in Exhibit "A" Exhibit Map of said Declaration, reference to whic is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner. .

Being a portion of the property conveyed to Jeremy Bockman, unmarried, from Crystal Ballard Love by Warranty Deed of record in Instrument No, 20140616-0052125, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 306 A Queen Ave., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of March, 2018.

Jeremy Bockman by Victor Hazelwood Attorney in fact
Jeremy Bockman

State of Tennessee
County of Wilson

On this the 23rd day of March, 2018, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Jeremy Bockman and acknowledged that he executed the same as the free act and deed of the said Jeremy Bockman, through Power of Attorney granted him by the said Jeremy Bockman.

Notary Public LaTrece McAdoo
My Commission Expires:

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

File No.: 12989