#13010

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2018

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
Roen Yang Hee Sun Kim	Res Mac Inc.	106130d00100co
(NAME) 305 Leafland Ave.	(NAME) 5400 Broken Sound Blvd. NW	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Boca Raton Fl. 33487	
(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 **Roen Yang, unmarried and Hee Sun Kim, unmarried,** as joint tenants with right 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 "305" of The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170526-0052701, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements contained in aid Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20170526-0052701, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said lot.

Being part of the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20160401-0030898, Register's Office for Davidson County, Tennessee.

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

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

Bill Garrett Davidson County
Batch# 104108 **DEEDWARR**
06/13/2018 11:29:36 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20180613-0056751

unimproved ☐

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 a l 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 11th day of June, 2018.

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 11th day of June, 2018.

Notary Public
My Commission Expires:

File No.: 13010

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022