WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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 $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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
Michael Hsu Tiffany Wu Kuo Michelle Hsu	new owners	105013d00100co
(NAME)	(NAME)	
1103 13th Ave. S, Unit A	173 N. Greenwood Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Pasadena, CA 91107	
(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 **Michael Hsu, Tiffany Wu Kuo, husband and wife, and Michelle Hsu ,a married woman, all as tenants in common,,** 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" established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 1103 13th Avenue South, a Horizontal Property Regime with Private Elements, a Planned Unit Development pursuant to Tennessee Code Annotated 66-27-103 (b), of record in Instrument Number 20170524-0051864, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said Instrument Number for a more comprehensive legal description.

Being part of the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20170524-0051863, 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.

unimproved ☐

This is Improved ☑ property, known as 1103 13th Ave. S, Unit A, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 109320 **DEEDWARR**
06/26/2018 04:00:11 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20180626-0061666

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VREES-18-1103A

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 22nd 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 22nd day of June, 2018.

Notary Public
My Commission Expires: _____

File No.: 13145

