Bill Garrett Davidson County
Batch# 118285 DEEDWARR
07/19/2018 10:18:43 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180719-0070391

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810778

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2018.

NOTARY PUBLIC

My commission expires: 4-13-2022

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Goddard Construction Co., LLC 1120 N 6th St. Nashville TN 37207	Same as new owner	071 16 0 212.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RYAN PAIGE AND PAUL KIM**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GODDARD CONSTRUCTION CO., LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 123 and the southerly 15 feet of Lot 122 on the Plan of Oakwood Park, as shown on the plat of the same of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made and described as follows:

Said Lot 123 and part of Lot No. 122 front together 46 feet on the westerly side of North Sixth Street, and run back parallel lines 165 feet to an alley.

Being that same property conveyed to Ryan Paige by Warranty Deed from Alberta M. Hall, unmarried, dated May 11, 2017 and recorded at Instrument No. 20170517-0049046, Register's Office for Davidson County, Tennessee. Further conveyed to Ryan Paige and Paul Kim by Quit Claim Deed dated June 21, 2017 and recorded at Instrument No. 201706270064546, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of July, 2018.

RYAN PAIGE

Paul Kim by Christen Paige
Attorney-in-Fact

PAUL KIM BY CHRISTEN PAIGE, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Christen Paige, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Paul Kim by Power of Attorney granted on 20180719.0070890 and acknowledged that he/she executed the same as the free act and deed of the said Paul Kim.

WITNESS my hand and seal, this the 11th day of July, 2018.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19

STATE OF)
COUNTY OF

On this 11th day of July, 2018 before me personally appeared Ryan Paige, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

WITNESS my hand and seal, this the 11th day of July, 2018.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19