# WARRANTY DEED

Bill Garrett Davidson County
Batch# 131794 **DEEDWARR**
08/21/2018 03:31:12 PM 2 pgs
Fees: $13.00 Taxes: $1,972.10

20180821-0082984

M-VRES-18-523B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Heesuk Byun** | **JP Morgan Chase Bank, NA** | |
| (NAME) | (NAME) | |
| **550 W 54th St # 563** | **3415 Vision Drive** | **071-10-0A-002.00** |
| (ADDRESS) | (ADDRESS) | |
| **New York, NY 10019** | **Columbua, OH 43219** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODERICK FRAZIER, MARRIED AND GREGORY POLLARD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEESUK BYUN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, 523 Weakley Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 523 Weakley Avenue Townhomes of record in Instrument Number 20170605-0055501, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Roderick Frazier, a married man by Warranty deed from DY Construction, Inc., a Tennessee Corporation of record in Instrument No. 20170329-0030818 Register's Office for Davidson County, Tennessee, dated March 24, 2017 and recorded on March 29, 2017.

Being the same property conveyed to Roderick Frazier, a married man, and Gregory Pollard, a married man, by Quitclaim Deed from Roderick Frazier, a married man, dated August 17, 2018 and recorded August 21, 2018 in Instrument No. 20180821-0082983, Register's Office for Davidson County, Tennessee.

**The subject property was not the marital residence of either of the grantors. As such, neither of their spouses join in the execution of this instrument as there is no marital interest to convey.**

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Covenants, Conditions and Restrictions of record in Instrument Number 20170605-0055501, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **523 B Weakley Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 17th DAY OF AUGUST, 2018.

Roderick Frazier

Gregory Pollard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODERICK FRAZIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY POLLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212