THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 182656 DEEDWARR
01/10/2019 02:34:07 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20190110-0002820

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is: $399,900.00

_____
Affiant

Subscribed and sworn to before me, this 4th day of January, 2019.

_____
Notary Public
My Commission Expires: 5-2-22

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Judy Jinju Lee 6380 Ivy Street Nashville, TN 37209	New Owner	Tax Parcel ID No. p/o 090-12-0-363.00.

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **P&P DEVELOPMENT, LLC,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JUDY JINJU LEE, A SINGLE WOMAN,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the Horizontal Property Regime with Private Elements for The Homes At 6378 Ivy Street, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180312-0022981, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being part of the same property conveyed to P & P DEVELOPMENT, LLC, by deed from WILLIAM S. GODDARD AND SANDRA G. GOODARD, of record in Instrument No. 20150501-0039639, dated April 29, 2015, said Register's Office.

This is improved property commonly known as: **6380 Ivy Street, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of January, 2019

P & P DEVELOPMENT, LLC

By: _____
Paul Riggan, Member

By: _____
Paul Ziady, Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Paul Riggan and Paul Ziady,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Members of P & P Development, LLC, the within named bargainors, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 4th day of January, 2019.

_____
Notary Public
My commission expires: _____

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022