#14255

WARRANTY DEED

Return To:
Advantage Title And Escrow, LLC
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX

Karen Johnson Davidson County
Batch# 306871 DEEDWARR
10/28/2019 01:53:09 PM 2 pgs
Fees: $13.00 Taxes: $1,293.15

20191028-0110301

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TI

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jason Bockman	Jason Bockman	
(NAME)	(NAME)	
~~752 A & B Lynwood Ave.~~ 1598 Guill Rd -	1598 Guill Rd.	105-06-0P-001.00 CO & 105-06-0P-002.00 CO
Mt. Juliet (ADDRESS) TN 37122 ~~Nashville, TN 37203~~	(ADDRESS) Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **752 LYNWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON BOCKMAN, MARRIED,** 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 Units A and B of Homes at 752 Lynwood Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 752 Lynwood Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20181203-0117656 as amended in Instrument No. 20191028-0110300, 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, property, co-owners and tenants of Homes at 752 Lynwood Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20181203-0117656 as amended in Instrument No. 20191028-0110300, and Bylaws 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 Unit.

Being the same property conveyed by Quitclaim Deed from Lisa G. Sacks and Ken Sacks, husband and wife to 752 Lynwood, LLC, a Tennessee limited liability company as recorded on the 3rd day of December, 2018 in Instrument No. 20181203-0117655; Warranty Deed from Sharon Sanders Rudolph, married to Lisa G. Sacks and Ken Sacks, husband and wife as recorded on the 16th day of July, 2018 in Instrument No. 20180716-0068657, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 752 A & B Lynwood Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 24th day of October, 2019

752 LYNWOOD, LLC

BY: Kenneth Lewis Sacks, Member
KENNETH LEWIS SACKS, MEMBER

BY: , Member
MARY LISA GASTON SACKS, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kenneth Lewis Sacks and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of 752 Lynwood, LLC the within named bargainors, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this 24th day of October, 2019.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019