WARRANTY DEED

Karen Johnson Davidson County
Batch# 323139 DEEDWARR
12/02/2019 02:00:20 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20191202-0123757

A-CL-19-4803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/31/20

(AFFIX SEAL)

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)
Kap Cin and Cing Nuam Kim	**New Owner**	
(NAME)	(NAME)	
4803 Lexington Drive		**134-13-0-047.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAP CIN AND CING NUAM KIM, HUSBAND AND WIFE,** 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:

Being lot No. 125 on the Plan of Kenilworth Estates, Section One, as of record in Book 2900, pages 105 and 106, Register's Office for said County described as follows:

Beginning on the Westerly margin of Lexington Drive at the corner of lots Nos. 124 and 125; thence with the line between said two lots Westwardly 96.6 feet to the corner of lots Nos. 123, 124, 125; thence with the line between lots Nos. 123 and 125 Southwesterly 49.5 feet to the corner of lots Nos. 123, 125 and 127; thence with the line between lots Nos. 125 and 127 Southeastwardly 55 feet to the corner of lots Nos. 125, 126 and 127; thence with the line between lots Nos. 125 and 126 Eastwardly 90 feet to the Westerly margin of Lexington Drive; thence with the same Northerly 73.4 feet to the beginning.

Being the same property conveyed to 1242 Property Solutions, LLC, A Tennessee Limited Liability Company by Warranty deed from Amanda K. Bridges, married and Lonnie Annes, a single person of record in Instrument No. 20190708-0066370 Register's Office for Davidson County, Tennessee, dated July 03, 2019 and recorded on July 08, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 105 and 106, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3103, Page 610, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- ROW of Lexington Drive.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4803 Lexington Drive, Nashville, Tennessee 37211**.

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 27th DAY OF NOVEMBER, 2019.

1242 Property Solutions, LLC, A Tennessee Limited Liability Company

BY: _____
Evan Greathouse
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared EVAN GREATHOUSE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of 1242 PROPERTY SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 27th of November, 2019.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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