Karen Johnson Davidson County
Batch# 419447 DEEDWARR
06/18/2020 03:07:00 PM 2 pgs
Fees: $13.00 Taxes: $2,219.63
20200618-0064632

WARRANTY DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Orazio A. D'Alba Susan M. Moreland		105060p00100co
(NAME)	(NAME)	
752 A Lynwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jason Bockman,** married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Orazio A. D'Alba and Susan M. Moreland, husband and wife,** 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 Unit A 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 part of the same property conveyed to Jason Bockman, married, by deed of record in Instrument No. 20191028-0110301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence.

unimproved ☐

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RC-20-152A

This is improved ☑ property, known as 752 A Lynwood Avenue, 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/our hands this 15th day of June, 2020.

Jason Bockman

State of Tennessee
County of Davidson

Personally appeared before me Jason Bockman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2020.

Notary Public
My Commission Expires: _____