Karen Johnson Davidson County
Batch# 464739 DEEDWARR
08/26/2020 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20200826-0096846

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09/09/2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2020

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(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
Paragon Group LLC, a Tennessee Limited Liability company	New Owner	10509048000
(NAME)	(NAME)	
1400 5th Avenue North		10509048100
(ADDRESS)	(ADDRESS)	
Nashvilleq, TN 37208		
(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 **Paragon Group LLC, a Tennessee Limited Liability company,** 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:

Lot 1
Being the parcel of land shown as Parcel 480.00 on Davidson County Tax Map 105-09, also being shown as Lot 1 on The Re-subdivision of Lot 1 Acklen Avenue Subdivsion as of record in Instrument No. PI-202004220042095 and more particularly described as follows:

Beginning at a point on the north margin of Acklen Avenue (80' R.O.W.), said point being the southwest corner of property conveyed to O.L.C. 914 Acklen Avenue Townhomes as of record in Instrument No. 201510080102551 of the Register's Office of Davidson County, Tennessee;

Thence, following said north margin and a curve to the right having an arc length of 49.69 feet, a radius of 1,075.00 feet, a central angle of 02 degrees 38 minutes 53 seconds, and a chord bearding and length of South 76 degrees 46 minutes 38 seconds West, 49.68 feet to a point.

Thence, leaving said north margin and following a new line, North 11 degrees 48 minutes 38 seconds West, a distance of 225.00 feet to a point on the south margin of Metro Alley No. 659 (20' R.O.W.);

thence, following said south margin and a curve to the left having an arc length of 39.19, a radius of 850.00 feet, a central angle of 02 degrees 38 minutes 30 seconds, and a chord bearing and length of South 76 degrees 45 minutes 24 seconds West, 39.18 feet to a point, said point being the northwest corner of said O.I.C. 914 Acklen Avenue Townhomes property;

Thence, following the west boundary of said O.I. C. 914 Acklen Avenue Townhomes property, South 14 degrees 29 minutes 02 seconds East, a distance of 225.00 feet to the Point of Beginning.

Containing 9,998 square feet or 0.2295 acres.

Being a portion of the same property conveyed to Jason Bockman, by deed of record in Instrument no. 201912190130992, Register's Office for Davidson County, Tennessee.

AND

Lot 2

Being the parcel of land shown as Parcel 481.00 on Davidson County Tax Map 105-09, also being shown as Lot 2 on The Re-subdivision of Lot 1 Acklen Avenue Subdivision as of record in Instrument No. PL-202004220042095 and more particularly described as follows:

Beginning at a point of the north margin of Acklen Avenue (80' R. O.W.), said point being South 76 degrees 46 minutes 38 seconds West, a distance 49.68 feet from the southwest corner of property conveyed to O.I.C. 914 Acklen Avenue Townhomes as of record in Instrument No. 201510080102551 of the Register's Office of Davidson County, Tennessee;

Thence, following said north margin and a curve to the right having an arc length of 49.69 feet, a radius of 1,075.00 feet, a central angle of 02 degrees 38 minutes 53 seconds, and a chord bearing and length of South 79 degrees 25 minutes 31 seconds Wes, 49.68 feet to a point;

Thence, leaving said north margin and following a new line, North 09 degrees 18 minutes 14 seconds West, a distance of 225.00 feet to a point on the south margin of Metro Alley No. 659 (20' R.O.W.);

Thence, following said south margin and a curve to the left having an arc length of 39.19, a radius of 850 feet, a central angle of 02 degrees 38 minutes 30 seconds, and a chord bearing and length of South 79 degrees 23 minutes 24 seconds West, 39.18 feet to a point;

Thence, leaving said south margin, South 11 degrees 48 minutes 38 seconds East, a distance of 225.00 feet to the Point of Beginning.

Containing 9,998 square feet or 0.2295 acres.

Being a portion of the same property conveyed to Jason Bockman as of record in Instrument No. 201912190130992, in the Register's Office of Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 916 - and 918 Acklen 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 24th day of August, 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 24th day of August, 2020.

Notary Public
My Commission Expires: _____

File No.: 14869

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022