WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/04 09:58 2pgs
Fees:13.00 Taxes:499.13

20040615-0070447

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VOA Property Corporation of Louisville, Inc	Owner	Map 52
(NAME) 933 Goss Avenue	(NAME)	Group 08-0
(ADDRESS) Louisville, KY 40217	(ADDRESS)	Parcel 40
(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,
Barbara Bock and Husband, Jack D. Bock, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
VOA Property Corporation of Louisville, Inc, 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:**

Being Lot No. 54 on the Plan of Sequoia Valley, Section 2, as of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 39.6 feet along the westerly margin of Blackfoot Court and runs back 136.6 feet on the northerly line and 154.3 feet on the southerly line to a line in the rear measuring 202.00 feet thereon.

Being the same property conveyed to Barbara Bock and Husband, Jack D. Bock by Installment Deed dated August 11, 1998 from Andrew S. Bodnar and wife, Lydia Bodnar of record in Book 11071, Page 744, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4047, Page 877, Register's Office of said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1200 Blackfoot Court, Madison, TN 37115

(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 hand(s) this 7th day of June, 2004.

Barbara Bock

Barbara Bock

Jack D. Bock

Jack D. Bock

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Barbara Bock and Husband, Jack D. Bock the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/7/2004

My Commission Expires: Aug. 8, 2004 Laura K. Bunn
Notary Public

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2405170
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122