Davidson County DEEDWARR
Recvd: 10/10/05 09:16 2 pgs
Fees:13.00 Taxes:340.40
20051010-0121909

*This Instrument Prepared By:*
*TITLE ESCROW, INC.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

ADDRESS NEW OWNER:
Jason Bockman and Erica L. Bockman
4790 Trenton
Hermitage, TN 37076

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 043-02-0
PARCEL 075.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Melissa D. Clouatre, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jason Bockman and wife, Erica L. Bockman, as tenants by the entirety, 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. 77, on the Plan of Fairview Subdivision, Section 3, of record in Plat Book 3700, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Melissa D. Clouatre and husband, Kirk A. Clouatre, by deed from William E. Jenkins and wife, Mary A. Jenkins of record in INST: 20030508-0061864, Register's Office for Davidson County, Tennessee. The said Kirk A. Clouatre having since died.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 3700, Page 113, in said Register's Office.

Taxes for 2005 have been pro-rated and paid.

This is improved property known as 635 Mayview Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jason Bockman and wife, Erica L. Bockman, as tenants by the entirety, their heirs and assigns, forever; and I, Melissa D. Clouatre, a widow do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 6th day of October, 2005.

Melissa D. Clouatre

Melissa D. Clouatre

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melissa D. Clouatre, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of October, 2005.

Gene W. Floyd

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 92,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of October, 2005.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/2008

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.