File No. 260900117

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/06 13:43 2 pgs
Fees:13.00 Taxes:395.90

20060927-0119651

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Grantee Duns

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/3/2010

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason Bockman | Jason Bockman | 07508012100 |
| (NAME) 660 Frankfort | (NAME) Same | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) | |
| (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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We,

Robbin L. Siress and Wife, Margorie L. Siress, HEREINAFTER CALLED THE GRANTOR(S),

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Bockman and Jeremy Bockman, HEREINAFTER CALLED THE GRANTEE(S), 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. 487 on the Plan of Tulip Grove, Section 8, as of record in Plat Book 4660, Page 56, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robbin L. Siress, and Wife, Margorie L. Siress by deed from Timothy J. Callahan and wife, Brenda J. Callahan of record in Deed Book 9413, page 661, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4660, Page 56, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 660 Frankfort, Hermitage, TN 37076
(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 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 hands this 18th day of September, 2006.

Robbin L. Siress

Margorie L. Siress

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robbin L. Siress, and Wife, Margorie L. Siress the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of September, 2006.

Commission expires:

MY COMMISSION EXPIRES OCTOBER 12, 2008

Notary Public

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

**File Number: 260900117**

**RETURN TO:**

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122