Davidson County DEEDWARR
Recvd: 08/07/07 13:05 2 pgs
Fees:13.00 Taxes:395.53

20070807-0094265

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**4721 Andrew Jackson Pkwy**
**Hermitage, TN 37076**

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**15-0706-151133**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $106,900.00**

Angie McClanahan
**Affiant**

**Subscribed and sworn to before me, this 22nd day of June, 2007.**

April G Nichols
**Notary Public**
**My commission expires:** 6-12-11

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Celeste Dye | SAME | 076-01-0-094 |
| ~~532 Debbie Drive~~ P.O. Box 437 | | |
| ~~Hermitage TN 37076~~ Mt. Juliet, TN 37121 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Bockman, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Celeste Dye, hereinafter called the Grantees, their successors 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 Lot No. 89-A Zone Lot Division Lots 89, 90 and 100, on the Plan of Tulip Grove Woods, Phase I, of record in Book 6200, Page 69, as amended in Book 6250, Page 619, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Heather H. Edmondson, unmarried by deed from John H. Clampitt and wife, Brenda K. Clampitt, dated October 29, 1999, recorded November 2, 1999, of record in Book 11726, Page 322, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to the Secretary of Housing and Urban Development by Trustee's Deed from Aaron Squires, Successor Trustee, dated December 27, 2006, recorded February 2, 2007, of record in Instrument No. 20070202-0013702, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason Bockman, married by deed from the Secretary of Housing and Urban Development, dated April 16, 2007, recorded April 18, 2007, for the consideration of $65,000.00, of record in Instrument No. 20070418-0046188, Register's Office for Davidson County, Tennessee.

Erica L. Bockman, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 532 Debbie Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of August, 2007.

Jason Bockman

Erica L. Bockman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason Bockman and Erica L. Bockman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 2nd day of August, 2007.

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

Notary Public
State of Tennessee at Large

My Commission expires: 05/03/2010