File No. 280300963

WARRANTY DEED

Jessica Talbott State of Tennessee Notary Public Davidson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Dana Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2008.

Jessica Talbott
Notary Public

MY COMMISSION EXPIRES: . 5-24-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/10/08 12:43 3 pgs
Fees:18.00 Taxes:647.13
20080410-0036413

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew J. Bock	Primary Residential Mortgage, Inc.	064-16-0D-033.00 CO
(NAME) 1805 Brookmeadow Lane	(NAME) 4750 West Wiley Post Way #200	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Salt Lake City, UT 84116	
(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, Tricia Boerger Davis, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Matthew J. Bock and Emily Bock, husband and wife, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 240 on the Plan of Section One, Truxton Park, as of record in Instrument number 20001026-0106272, 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 Tricia Boerger, by Deed recorded on 03/01/2004 from Michael L. Fitts and wife, Vanessa L. Fitts of record in Instrument No. 200403010022997; Register's Office for said County. The said Tricia Boerger is now known as Tricia Boerger Davis, unmarried.

Subject to all matters as set forth per Instrument number 20001026-0106272, Register's Office of said County.

Restrictive Covenants of record in Instrument number 20001011-010896 and 20001030-0107559, Register's Office of said County.

By-Laws as shown of record in Instrument number 20001101-0108604, Register's Office for said County.

Quitclaim Deed to HOA for open space as shown of record in Instrument number 20050311-0027268, Register's Office for said County.

Subject to Homeowner's Association Dues.

Charter of Homeowner's Association as shown of record in Instrument number 20001101-0108603, Register's Office for said County.

Sewer Easement as shown of record in Instrument number 20001208-0121300, Register's Office for 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 1805 Brookmeadow Lane, 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), 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

Witness my/our hands this 7th day of April, 2008.

Tricia Boerger Davis

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 Tricia Boerger Davis 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7 day of April, 2008.

Commission expires: April 7, 2009

Notary Public

LAURA A. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER CO.

File Number: 280300963

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

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 05/24/2008

Jessica Talbott State of Tennessee Notary Public Davidson Co.

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