Davidson County DEEDWARR
Recvd: 09/30/08 08:50 2 pg
Fees:13.00 Taxes:610.50

20080930-0098923

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 19th day of September, 2008.

Notary Public
My commission expires: 7-24-10

06-0808-73191

Address of New Owner:	Send Tax Bills to:	Tax Information
Pauline M. McDowell 7002 Bonnamere Drive Hermitage TN 37076	New Owner	074-08-0-018.00

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, Jeremy Bockman, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Pauline M. McDowell and Maureen McDowell, both unmarried, as tenants in common with rights of survivorship, 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. 807, on the Plan of Section Seven, Hermitage Hills, of record in Book 3300, Pages 62-63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Georgia R. Ferrell, a life estate with a remainder interest to Roy R. Ferrell, Jr., James L. Ferrell, and Bruce E. Ferrell by Quitclaim Deed from dean Robinson, Trustee, dated February 24, 2003, recorded February 26, 2003, of record in Instrument No. 20030226-0025717, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeremy Bockman, unmarried by deed from Georgia R. Ferrell, Roy R. Ferrell, Jr., and Bruce E. Ferrell, dated July 2, 2008, recorded July 7, 2008, of record in Instrument No. 20080707-0069581, Register's Office for Davidson County, Tennessee, for the consideration of $100,000.00.

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 7002 Bonnamere 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 19th day of September, 2008.

Jeremy Bockman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy 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 19th day of September, 2008.

Notary Public

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires:

1-17-12

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212