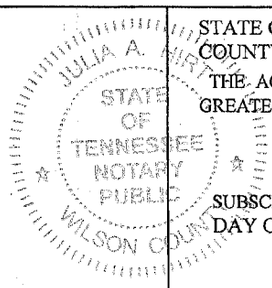
File No. 290800260

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 10/15/09 14:29 3 pgs
Fees:18.00 Taxes:103.60
20091015-0095621

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.17.2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Bockman	Jeremy Bockman	08306010880
(NAME) 3574 Earhart Road	(NAME) 3574 Earhart Road	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(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, Jerry T. Huffines Sr. and wife, Vicki Lynn Huffines, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jeremy Bockman, a single man, hereinafter called the grantee(s), His heirs 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. 54 on the Plan of Beaumont Place, as of record in Plat Book 332, Page 38, 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 Jerry T. Huffines and Vicki L. Huffines by Deed dated March 30, 1981 from William Thomas Huffines and wife, Charity Huffines of record in Deed Book 5726, page 701, 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 214 Chapel Avenue, Nashville, TN 37206
(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), His 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), His 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 1st day of October, 2009.

Jerry T. Huffines Sr.

Vicki Lynn Huffines

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 Jerry T. Huffines Sr. and wife, Vicki Lynn Huffines 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 1st day of October, 2009.

Commission expires:
9.17.2011

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290800260
RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

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