File No. 291100474

# WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/5/2012
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090080504 DEEDWARR
Recvd: 11/30/09 10:51 2 pgs
Fees: 13.00 Taxes: 185.00
20091130-0109006

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 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 | |
| (NAME) **2847 Meadow Glen** | (NAME) **2847 Meadow Glen** | MAP/PARCEL 07416017200 |
| (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, **Lois M. Tucker-Browning, a married woman and Husband, Bobby J. Browning**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jason Bockman, a married man**, 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:

Land in Davidson County, Tennessee, being Lot No. 969 on the Plan of Hermitage Hills, Section Eleven, as of record in Plat Book 3600, Page 30, 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 Lois M. Tucker, a widow by Deed dated December 29, 1966 and filed January 9, 1967 from Curtis W. Thomas and wife, Patricia I. Thomas of record in Deed Book 4091, page 788, Register's Office for said County.

The said Lois M. Tucker-Browing having since married is joined in this conveyance by her Husband, Bobby J Browing.

The said Lois M. Tucker and Lois M. Tucker-Browning is one in the same person.

This conveyance is subject to any and all existing easements and restrictions of record.

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 3811 Bonnacreek Drive, 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 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), 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 25th day of November, 2009.

Lois M. Tucker-Browning

Bobby J. Browning

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lois M. Tucker-Browning, a married woman and Husband, Bobby J. Browning, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 11/25/2009.

My Commission Expires: 11/5/2013

Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**File Number: 291100474**

**RETURN TO:**
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122