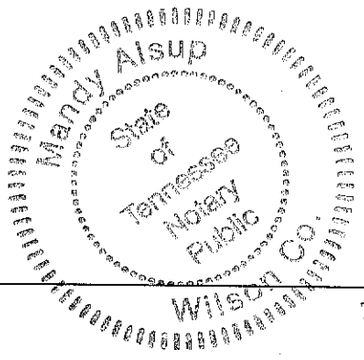
File No. 210080447

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/04/10 13:02 3 pgs
Fees:18.00 Taxes:276.21
**20101004-0079104**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeremy Bockman | Jeremy Bockman | Map 07505006100 |
| (NAME) 3574 Earhart Rd | (NAME) SAME | |
| (ADDRESS) Mt. Juliet, TN 37122 | (ADDRESS) , | |
| (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, Karen Elaine Ridings and Ginger Lynn Ridings Alexander, heirs at law of William James Ridings**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jeremy Bockman, an unmarried 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. 927 on the Plan of Section Eight, Hermitage Hills, as of record in Plat Book 3600, Page 24, 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 William J. Ridings and wife, Julia Ann Ridings by Deed dated November 22, 1972 from Brown-Forman Distillers of record in Book 4661, Page 548, Register's Office for said County. Said property being the same further conveyed to William J. Ridings by Quitclaim Deed dated December 1, 1986, from Julia Ann Ridings of record in Book 7056, Page 693, Register's Office for said County. Said property being the same property further conveyed to Karen Elaine Ridings and Ginger Lynn Ridings Alexander, heirs at law of William James Ridings by Affidavit of Heirship from Julia A. Ridings dated January 13, 2001 of record in Instrument No. 20010117-0005022, and additional Affidavit of Heirship from disinterested parties rerecorded herewith of record in Instrument No. 20101004-0079103 Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Subject to all matters as set forth on the plat of record in Plat Book 3600, Page 24, Register's Office of 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 171 Bonnafield 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), 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 27th day of September, 2010.

Karen Elaine Ridings

Ginger Lynn Ridings Alexander

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 Karen Elaine Ridings 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 27th day of September, 2010.

Commission expires: 6/5/12

Notary Public

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

STATE OF INDIANA

COUNTY OF Marion

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ginger Lynn Ridings Alexander 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 23rd day of September, 2010.

Commission expires:

Notary Public

NOTARY PUBLIC SEAL
RHONDA L. RIPPETOE
Marion County
Expires 08/29/17
STATE OF INDIANA

**File Number: 210080447**

**RETURN TO:**

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

## CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

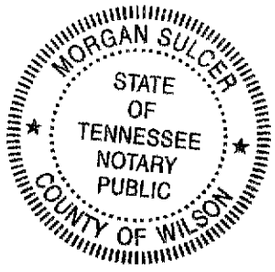
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Notary Public

My Commission Expires: September 2, 2013