File No. 210090278

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100065585 DEEDWARR
Recvd: 10/15/10 14:19 2 pgs
Fees:13.00 Taxes:499.50
20101015-0082898

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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
Matilde Moreno	Synovus Mortgage Corp.	07509019500
(NAME) 4004 Plantation Drive	(NAME) 2204 Lakeshore Drive Suite 325	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham, AL 35209	
(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, **I, Jason Bockman, married**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Matilde Moreno, 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. 1145 on the Plan of Hermitage Hills, Section Nine, as of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jason Bockman, married by Deed dated February 11, 2010 from Melissa A. Sprenger, unmarried of record in Instrument No. 20100216-0011577, Register's Office for said County.

All matters as set forth per Plat Book 3600, Page 97, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

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 4004 Plantation 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 8th day of October, 2010.

Jason Bockman

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 Jason Bockman, married the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained

Witness my hand at office this 8th day of October, 2010.

Commission expires: 9. 2. 2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210090278

~~**RETURN TO:**~~

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

Return To: Partners Title of Tennessee, LLC
5200 maryland way Ste. 202
Brentwood, TN 37027