WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110020160 DEEDWARR
Recvd: 04/06/11 10:44 2 pgs
Fees:13.00 Taxes:318.20
20110406-0026559

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16274

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Bockman	NEW OWNER ~~Jeremy Bockman~~	053-00-23 & 053-16
2685 N. Mt Juliet Rd. ~~1507 & 1505 Robinson Road~~ (NAME)	(NAME)	
Mt. Juliet ~~Old Hickory~~ (ADDRESS) TN 37122 ~~37138~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Louise M Hensley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Bockman,_____ HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1507 & 1505 Robinson Road, Old Hickory, TN 37138

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 18th day of March, 2011.

Louise M Hensley
By: James Pern Hensley her attorney-in-fact POA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of March, 2011, before me personally appeared James Pern Hensely, the person who executed the foregoing instrument on behalf of Louise M Hensley and who acknowledged that he executed the same as the free act and deed of the said Louise M Hensley, through Power of Attorney granted him by the said Louise M Hensley

Witness my hand and official seal at Nashville, Tennessee this 18th day of March, 2011

Commission expires:

Victor Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Notary Public

EXHIBIT A

Tract One: 1507 Robinson Rd
Land in the 4th Civil District of Davidson County, Tennessee, being a part of Tract 22 on the unrecorded plan of the Holdings of Nashville Industrial Corporation, at Old Hickory and being further known and identified as Lot No. 3 on the unrecorded Map showing the survey for the Wilson Subdivision, and described according to a survey thereof made by Southern Land Surveying Co., Inc., dated July 6, 1967, as follows:
BEGINNING at a point in the northeasterly margin of By-Pass Highway, now Robinson Road, and shown on said survey as Old Hickory Boulevard, at the common corner of Lots 2-A and 3; thence with the line between said Lots, North 32° 50'30" East 134.16 feet to a point in the southwesterly right of way of the Tennessee Central Railroad; thence with the line of the same, North 48° 20' 30" West 71 feet to the common corner of Lot 4; thence with the line between Lots 3 and 4, South 33° 00' West 154.10 feet to the margin of By-Pass Highway, now Robinson Road; thence with the margin of the same, South 64° 29' East 71 feet to the point of beginning

Tract Two: 1505 Robinson Rd
Land in the 4th Civil District of Davidson County, Tennessee, being part of Tract 22 on the unrecorded plan of the Holdings of Nashville Industrial Corporation, at Old Hickory, and being further shown and identified as Lot 2-A, on the unrecorded Map showing the survey for the Wilson Subdivision, and described according to a survey thereof made by Southern Land Surveying Co., Inc. dated July 6, 1967, as follows: BEGINNING at a point in the northeasterly margin of By-Pass Highway, now Robinson Road, and shown on said survey as Old Hickory Boulevard, at the southwest corner of the property conveyed to Kerr-McGee Corporation, by deed of correction in Book 4166, page 184; Register's Office; thence with said Corporation's northwesterly line, North 31° 57' East 114 feet to a point in the southwesterly margin of Tennessee Central Railroad right of way; thence with the margin of the same, North 49° 54' 40" West 70.4 feet to the northeast corner of the property conveyed to Pern Hensley and wife, by deed of correction in Book 4166, Page 182; thence with their southeasterly line, South 32° 50' 30" West 134.16 feet to a point, in the northeasterly margin of said By-Pass Highway; thence with the same, South 66° 07'East 72.5 feet to the point of beginning.

1507 Robinson Rd:

Being the same property conveyed to Pern Hensley, Jr. and Louise M Hensley, by deed of record in Book 3916, Page 286 and Corrected in Book 4166, Page 182, Register's Office for Davidson County, Tennessee. The said Louise M Hensley being one and the same as Mattie Louise Hensley. The said Pern Hensley, Jr. having since died.

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

1505 Robinson Rd:

Being the same property conveyed to Pern Hensley, Jr. and wife Louise, by deed of record in Book 4214, Page 960, Register's Office for Davidson County, Tennessee. The said Louise M Hensley being one and the same as Mattie Louise Hensley. The said Pern Hensley Jr. having since died.

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

This instrument is executed on behalf of Louise M Hensley A/K/A Mattie Louise Hensley by James Pern Hensley as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No 20110404-0026558 in the Register's Office for Davidson County, Tennessee.