WARRANTY DEED

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 $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16307

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 Charles Bockman	New Owners ~~Jeremy Charles Bockman~~	091-15-189
2685 N. Mt. Juliet Rd. (NAME) ~~5108 Dakota~~	(NAME) ~~5108 Dakota~~	
Mt. Julie (ADDRESS) TN 37122 ~~Nashville, TN 37209~~	(ADDRESS) ~~Nashville, TN 37209~~	
(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, Gertrude B Tidwell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Charles Bockman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly 50 feet of the westerly 100 feet of the southerly 150 feet of Block No. 16 on the Map of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's office for said County, Said part of Block No. 16 fronts 50 feet on the northerly side of Dakota, formerly Fourth Avenue, and runs back between parallel lines, parallel with and 50 feet east of the easterly margin of 52nd Avenue, North, 150 feet to an alley.

Being the same property conveyed to Gertrude B Tidwell, by deed of record in Book 6320, Page 92, Register's Office for Davidson County, Tennessee. The said Gertrude B Tidwell being one and the same as Gertrude Beatrice Tidwell.

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

This instrument is executed on behalf of Gertrude B Tidwell by Johnny Ray Tidwell as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110406-0026729 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5108 Dakota, Nashville, TN 37209

(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.

BILL GARRETT, Davidson County
Trans:T20110020286 DEEDWARR
Recvd: 04/06/11 14:52 2 pgs
Fees:13.00 Taxes:555.00
20110406-0026731

Witness my hand this 30th day of March, 2011.

Gertrude B Tidwell by Johnny R. Tidwell her attorney in fact

Gertrude B Tidwell.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of March, 2011, before me personally appeared Johnny Ray Tidwell, the person who executed the foregoing instrument on behalf of Gertrude B Tidwell and who acknowledged that he executed the same as the free act and deed of the said Gertrude B Tidwell, through Power of Attorney granted him by the said Gertrude B Tidwell

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2011.

Commission expires:

LaTrece McAdoo

Notary Public

