WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110027534 DEEDWARR
Recvd: 05/09/11 13:00 2 pgs
Fees: 13.00 Taxes: 2171.90

20110509-0035446

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy L. Wood	First Community Mortgage, Inc.	105-13-373.00
(NAME)	(NAME)	
923 Waldkirch Avenue	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Murfreesboro, TN 37129	
(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, **Jason Bockman and wife, Erica Bockman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Amy L. Wood and Adam G. LaFevor, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being the West part of Lot No. 4 and a small Easterly triangular part of Lot No. 3, on the Plan of the Jacob Schmidt Lands, of record in Book 547, Page 120, Register's Office for Davidson County, Tennessee, the lines of which property were established by a Party Line Agreement between Byron V. Bean and wife, et. al., of record in Book 1944, Page 556, said Register's Office and described according to a copy of a survey thereof made by Hal A. Swann, Jr., Surveyor, December 1, 1962.

Beginning at a point in the South margin of Waldkirch Avenue 207 feet East of the East margin of 10th Avenue South at what was formerly Coe's Easterly corner and which point is the common corner of Lots Nos. 3 and 4 of said Plan; thence leaving the line between said lots, Southerly from Waldkirch Avenue, with an angle to the right of 92°, a distance of 74 feet to a point, being an iron pin in a fence line and continuing South 5° 30' East 114 feet to the North margin of an alley at the original corner of Lots Nos. 3 and 4; thence with the line of said alley, Easterly 50 feet to a point; thence North 5° 30' West 114 feet to a point; thence Northerly so as to constitute an angle of 92° with Waldkirch Avenue a distance of 74 feet to a point in the South margin of Waldkirch Avenue; thence with the margin of the same, Westerly 50 feet to the point of beginning.

Being the same property conveyed to Jason Bockman and wife, Erica Bockman by Warranty Deed from James Clifton Matlock and wife, Jim Ella Matlock, recorded on the 6th day of December, 2010 in Instrument No. 20101206-0096702, in the Register's Office of Davidson County, Tennessee.

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 923 Waldkirch Avenue, Nashville, TN 37204
(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), their heirs and/or 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), their heirs and/or 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 our hands this 6th day of MAY, 2011.

Jason Bockman

Erica Bockman

State of Tennessee
County of Wilson

Personally appeared before me Jason Bockman and Erica Bockman, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of May, 2011.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-1472
SMG TN Warranty Deed