WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Box 13
#16390

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
Richard A Vorwerk	Peoples Home Equity, Inc.	07500000500
(NAME)	(NAME)	
4230 Hermitage Road	213 Ward Circle, ste 201	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Brentwood, TN 37027	
(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, Jeremy Bockman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A Vorwerk unmarried, 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:

Land in Davidson County, Tennessee, described as follows, to wit:

Situated in the 4th Civil District of said County and State, near the Confederate Soldiers Home and being Tract No. 1 in the Division of the Richard Peterson's four acre tract of land according to a map and survey made by George W Watkins, Surveyor, May 5, 1950, not of record and described as follows:
Beginning in the center of the intersection of Hermitage Road, formerly Ben Jones Road, leaving north from the Lebanon Pike to the Soldiers Home, and the center of the gravel road leading west from first mentioned road, said point being the northeast corner of the four acre tract conveyed to Richard Peterson by deed from Cora Peterson and husband, William Peterson, dated April 22, 1918, of record in Book 505, Page 237, Register's office for said County, thence with the center of said gravel road, leading to an along the Confederate Soldiers Home land north 87 degrees west 573 feet to the N.C & St. L. R.Y (leading to Old Hickory) right-of-way; thence southerly, along the easterly margin of said right-of-way 121.5 feet to a point, being the southwest corner of tract No. 1 herein conveyed and northwest corner of tract No. 2 conveyed to Home Bryant Allen and Mabel Allen of record in Book 1876, page 311, Register's Office for said County; thence South 87 degrees 45 minutes East, with a dividing line between said tracts Nos, 1 & 2, 538.6 feet to the center of said Hermitage Road, formerly Ben Jones Road, the southeast corner of tract No. 1 herein conveyed and the northeast corner of tract No. 2 conveyed to said Home Bryant Allen and wife; thence northerly, with the center of said Hermitage Road, formerly Ben Jones Road, 105.5 feet to the point of beginning, containing 1.37 acres, more or less.

Being the same property conveyed to Jeremy Bockman, by deed of record in Instrument No. 20101206-0096689, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4230 Hermitage 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.

BILL GARRETT, Davidson County
Trans:T20110034042 DEEDWARR
Recvd: 06/07/11 12:42 2 pgs
Fees:13.00 Taxes:481.00
20110607-0043592

Witness my hand this 31st day of May, 2011.

Jeremy Bockman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy Bockman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2011.

Commission expires:

Notary Public

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