WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/07/11 13:06 2 pgs
Fees:13.00 Taxes:777.00
20110607-0043602

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2011

Notary Public

MY COMMISSION EXPIRES: 7-2-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Bockman	New owner	Map & Parcel No. 118010/026.00
(NAME)	(NAME)	
510 Ridgeview Dr	same	
(ADDRESS)	(ADDRESS)	2011-0190
Mt. Juliet, TN 37122		
(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, Margaret F. McMurray and Sallie McMurray Simpson and William D. McMurray, III, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason 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:

Land in Davidson County, Tennessee, being the easterly one half of Lot No. 100 on the Map of Belmont Land Company's Subdivision, (Belmont Heights) as of record in Book 421, page 34, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Sweetbrier Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to William D. McMurray, by Deed of record in Book 4038, page 780, Register's Office for Davidson County, Tennessee. The said William D. McMurray having since died, leaving Will of record in Will Book 235, page 441, Probate Court for Davidson County, Tennessee, devising subject property to William D. McMurray Jr. and Eve McMurray Maxwell. The said William D. McMurray Jr. having since died intestate, his one-half (1/2) undivided interest vested in his heirs, Margaret F. McMurray, William D. McMurray III and Sallie McMurray Simpson. Pusuant to Special Warranty Deed recorded at Instrument No. 20101001-0078732, Register's Office for Davidson County, Tennessee, Eve McMurray Maxwell, conveyed her one-half (1/2) undivided interest to Margaret F. McMurray, Sallie McMurray Simpson and Willilam D. McMurray III, as equal tenants in common.

Said property is not now nor has it ever been Grantors primary residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2011 Taxes constitute a lien against said property but are not yet due and payable. All matters appearing on the Plan of record in Book 421, page 34, said Register's Office. Rights of tenants in possession as tenants only under unrecorded leases.

This property, known as 1320 Sweetbriar Avenue, Nashville, TN 37212
(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/our hand(s) this 7TH DAY OF JUNE, 2011.

Margaret F. McMurray

Margaret F. McMurray

Sallie McMurray Simpson

Sallie McMurray Simpson

William D. McMurray, III

William D. McMurray, III

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret F. McMurray, Sallie McMurray Simpson and William D. McMurray, III, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of June, 2011.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013