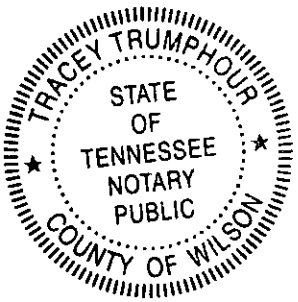
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(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
Jason Bockman		07504012800
(NAME)	(NAME)	
510 Ridgeview Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, Tn. 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110040962 DEEDWARR
Recvd: 07/08/11 09:38 2 pgs
Fees:13.00 Taxes:203.50
20110708-0052307

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, I, **Robert Allen Sayre,** unmarried, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason Bockman, married**, 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:

Land in Davidson County, Tennessee, being Lot No. 339 on the Plan of Tulip Grove, Section Six, of record in Plat Book 4460, page 19, (erroneously cited as Book 4450 in prior deed) Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot..

Being the same property conveyed to Robert W. Sayre and wife, Dorothy C. Sayre by Deed from George P. Thomas and wife, Patricia G. Thomas, dated 05/14/1974 and filed for record on 05/14/1974 in Book 4815, Page 267, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Dorothy C. Sayre by Deed from Robert W. Sayre, dated 09/19/2006 and filed for record on 09/29/2006 in Instrument 200609290121056, Register's Office for Davidson County, Tennessee. The said Dorothy C. Sayre have since died intestate on January 20, 2008, leaving Robert Allen Sayre as sole heir as evidenced by Probate No. OP-607, of record in the Seventh Circuit Court of Davidson County, Tennessee.

All matters as set forth per Plat Book 4460, Page 19, said Register's Office.

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable

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 4709 Phoenix Drive, Hermitage, TN 37076

(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 my hand this 5th day of July, 2011.

Robert Allen Sayre

State of Tennessee
County of Wilson

Personally appeared before me Robert Allen Sayre, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of July, 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