NEW OWNER:

JASON BOCKMAN
510 RIDGEVIEW DR.
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

Map 118
Group 01-0
Parcel 187.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 12-0311

BILL GARRETT, Davidson County
Trans:T20120038733 DEEDWARR
Recvd: 05/25/12 15:17 2 pgs
Fees:13.00 Taxes:748.88
20120525-0045707

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED TWO THOUSAND FOUR HUNDRED 00/100 Dollars ($202,400.00)** cash in hand paid, the receipt of which is hereby acknowledged **JAMES MOORE,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JASON BOCKMAN,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 45 on the Plan of Montrose Place, of record in Plat Book 57, Page 93, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James Moore by Quitclaim Deed from Linda Dudley, dated January 6, 2012, of record in Instrument # 20120109-0001996, Register's Office, Davidson County, Tennessee. For further reference see Final Divorce Decree of record in in the Fourth Circuit Court for Davidson County Tennessee, November 29, 2000, Docket No. 00D-1950, and Warranty Deed of record in Book 5644, Page 418, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of May, 2012.

James E Moore

JAMES MOORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, JAMES MOORE 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 purposes therein contained.

WITNESS my hand and official seal at office this 15th day of May, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$202,400.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of May, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY