Warranty Deed

Davidson County DEEDWARR Recvd: 12/12/12 10:40 2 pgs Fees:13.00 Taxes:638.25 **20121212-0114414**	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $172,500.00. Affiant Subscribed and sworn to before me, this the 10th day of December, 2012. Notary Public My commission expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeremy C. Bockman	New Owner	09115016200
3574 Earhart Road		
Mount Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TORTUGA INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY C. BOCKMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Part of Block 8 of the Plan of Realty Savings Bank & Trust Co's Revised Plan of West Extension of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the northwest corner of 51st Avenue North and Elkins Avenue, thence with the west margin of 51st avenue North, northerly 45 feet; thence westerly parallel with Elkins Avenue, 150 feet to the easterly margin of an alley; thence with said alley southerly 45 feet to the northerly margin of Elkins Avenue; thence with the northerly margin of Elkins Avenue easterly 150 feet to the beginning.

Being the same property conveyed to Tortuga Investments, LLC by Deed from Eric Scot Horton, unmarried of record at Instrument No. 20121114-0104580, Register's Office for Davidson County, Tennessee, dated November 13, 2012 and recorded on November 14, 2012.

Being the same property conveyed to Margaret A. Horton and Eula M. Hardcastle, as tenants in common by Deed from Hulan Jackson Lampley, Executor of the will of Ollie Ione Lampley, deceased of record in Book 4895, Page 309, and Further, Eula M. Hardcastle conveyed her interest to Margaret A. Horton by Quitclaim Deed of record in Book 8556, Page 227, Register's Office for Davidson County, Tennessee and Margaret A. Horton conveyed one-half (50%) of her interest to Eric Scot Horton by Quitclaim Deed of record in Book 9419, Page 825. The said Margaret A. Horton having since died on October 21, 2005, intestate and her one-half (50%) interest belongs to her sole heir at law, Eric Scot Horton, as attested to on that Affidavit of Heirship of record in Instrument No 20121114-0104579, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 317 51st Ave. N., Nashville, TN 37209.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of December, 2012.

Tortuga Investments, LLC, a Tennessee Limited Liability Company

By: James D. Woolems
Name: James D. Woolems
Title: Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James D. Woolems, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of Tortuga Investments, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2012.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON 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