BILL GARRETT, Davidson County
Trans:T20130004827 DEEDWARR
Recvd: 01/17/13 11:01 2 pgs
Fees:13.00 Taxes:236.80

20130117-0005696

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

|STATE OF TENNESSEE
|COUNTY OF ~~Davidson~~ WILSON
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR ~~THIS TRANS~~FER IS
|$64,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15th DAY OF January, 2013.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 4-20-2015
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Bockman 510 Ridgeview Dr Mt Juliet TN 37122	Same	Map 094 01 0 Parcel 13000

For and in 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,

James Roberts

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 Lot Number 54 on the Plan of Subdivision as of Lot 3, N.H. Hobson's Subdivision, of H.A. Caldwell's Property as of record in Plat Book 421, page 78, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description.

Being the same property conveyed to James Roberts, by deed from Wilson & Associates PLLC, Successor Trustee, dated January 7, 2013, of record in Instrument No. 20130111-0003835 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1012 Dew Street, Nashville, TN 37206
(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 hand(s) this 15th day of January, 2013.

James Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James Roberts, with whom I am personally acquainted, (or who proved 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, at office, this 15th day of January, 2013.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027