WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00

Mary Katherine Bentley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Martin Bentley	Tennessee Bank & Trust	11809001700
(NAME)	(NAME)	
1104 Clifton Lane	4007 Hillsboro Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204	Nashville, TN 37215	
(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, Jason Bockman, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Martin Bentley and Mary Katherine Bentley, husband and wife, 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 part of Lot No. 10 in O.F. Noel's Unrecorded Plan of Lots, being part of the same property conveyed to O.F. Noel by deed from M.D. Cantrell recorded in Book 44, page 479, Register's Office for Davidson County, Tennessee, and since subdivided into lots and known as "Noelton". Said part of Lot No. 10 is more particular described as follows:

BEGINNING at a point in the northerly margin of Clifton Avenue (formerly 4th Avenue) at the southwester corner of Lot No. 10; thence eastwardly with the northerly margin of said Avenue, 50 feet to a point; thence northwardly with a line parallel to the westerly line of Lot No. 10, 200 feet to a point; thence westwardly with a line parallel to Clifton Avenue, 50 feet to a point in the line between Lots 9 and 10; thence with the line between said lots, southwardly 200 feet to the point of beginning.

Being the same property conveyed to Jason Bockman, married, by deed of record in Instrument No. 20121029-0098806, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1104 Clifton Lane, Nashville, TN 37204

(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.

BILL GARRETT, Davidson County
Trans:T20130017561 DEEDWARR
Recvd: 03/04/13 10:51 2 pgs
Fees:13.00 Taxes:1785.25
20130304-0021307

Witness my hand this 28th day of February, 2013.

Jason Bockman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Bockman, 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 Franklin, Tennessee this 17th day of December, 2012.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/2014
Davidson County