#6771

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20130030734 DEEDWARR
Recvd: 04/15/13 14:24 2 pgs
Fees:13.00 Taxes:1757.50
20130415-0037310

WARRANTY DEED

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of ,

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Bockman	~~Same~~ Jason Bockman	131 04 0 084.00
510 Ridgeview Dr. (NAME) ~~1112 Belvidere Drive~~	510 Ridgeview Dr. (NAME)	
Mt. Juliet TN 37064 (ADDRESS) ~~Nashville, TN 37204~~ 37064	Mt. Juliet TN 37064 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Eloise N. Key**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Bockman,** a **married person,** 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 Nos. 16 & 17 of Block No. 12 on the plan of College Park as of record in Book 843, page 29, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the northerly side of Belvedere Drive and runs back 164 feet 9 inches on the easterly line and 165 feet 7 inches on the westerly line to a dead line and measures 50 feet thereon.

Said Lot No. 17 fronts 50 feet on the northerly side of Belvedere Drive and runs back 165 feet 7 inches on the easterly line and 166 feet 4 inches on the westerly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Loise N. Key by Warranty Deed from Troy Heighcock, Margaret Heithcock and Murry Heithcock dated September 2, 2003 of record in Instrument No. 20030902-0126966, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1112 Belvidere Drive, Nashville, TN 37204

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, has 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 our hands this 8th day of April, 2013

Eloise D. Key

Eloise Key

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Eloise Key**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of April, 2013.

Notary Public

My commission expires: KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016