(1)

WARRANTY DEED

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2013.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Bockman		07211022000
(NAME)	(NAME)	
3574 Earhart Road	same as new owner	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130337

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, RONALD L. STAFFORD**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JEREMY BOCKMAN**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 43 on the Plan of W.J. Myers Subdivision, of certain lots in Maxey's Addition to Brownsville, as of record in Book 332, page 66, Register's Office for said County.

Said Lot No. 43 fronts 50 feet on the Easterly side of Pennington Avenue and extends back between parallel lines 150 feet to an alley.

BEING all of the same property conveyed to Freeman Lewis Stafford and wife, Hattie Frances Stafford by Warranty Deed from Earl C. Shacklett and wife, Helen B. Shacklett dated August 28, 1964 and filed of record in Book 3806, Page 831, Register's Office for Davidson County, Tennessee. The said Hattie Frances Stafford predeceased the said Freeman Lewis Stafford, leaving the said Freeman Lewis Stafford, the surviving tenant by the entirety and sole owner of said land. The said Freeman Lewis Stafford died intestate on or about March 9, 2011. Pursuant to an Affidavit of Heirship, appearing of record in Instrument 20120412-0036482, Register's Office for Davidson County, Tennessee, the said Freeman Lewis Stafford was survived by his children, Ronald L. Stafford, Patricia A. Curll and Sondra Hopper. The said Patricia A. Curll and Sondra Hopper conveyed their interest in said land to Ronald L. Stafford by Quitclaim Deed dated January 27, 2012 and filed of record in Instrument 20120203-0010125, as corrected in Instrument 20130412-0036483, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2225 Pennington Avenue, 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20130032671 DEEDWARR
Recvd: 04/22/13 09:41 2 pgs
Fees:13.00 Taxes:111.00
20130422-0039550

Witness my hand this 19th day of April, 2013.

Ronald L. Stafford

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Ronald L. Stafford, the bargainor(s), 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 this 19th day of April, 2013.

Commission expires: 2-3-2015

Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY