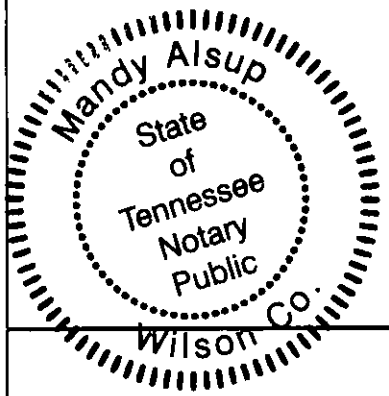
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-30-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David M. Sprinzen	David M. Sprinzen	09401013000
(NAME)	(NAME)	
1012 Dew Street	1012 Dew Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130032918 DEEDWARR
Recvd: 04/22/13 14:34 2 pgs
Fees:13.00 Taxes:564.25
20130422-0039885

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jason Bockman, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David M. Sprinzen**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 54, on the plan of Subdivision of Lot No. 3-N.H. Hobson's Subdivision of the Property of the Heirs of H.A. Caldwell's, of record in Plat Book 421, Page 78, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jason Bockman by Deed from James Roberts, dated 01/15/2013 and filed for record on 01/17/2013 in Instrument 201301170005696, Register's Office for Davidson County, Tennessee. Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor

All matters as set forth per Plat Book 421, Page 78, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 this 19th day of April, 2013.

Jason Bockman

State of Tennessee
County of Wilson

Personally appeared before me Jason Bockman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of April, 2013.

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 9.12.16

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122