WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2013.

Notary Public

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

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130036939 DEEDWARR
Recvd: 05/03/13 10:15 2 pgs
Fees:13.00 Taxes:647.50
20130503-0044788

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
Jason Bockman	SAME	
(NAME)	(NAME)	
510 Ridgeview Drive		13216001700
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130649

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, **Steven L. Lovelady, Administrator of the Estate of Ella E. Lovelady, Steven L. Lovelady, Individually, and Mary Jane Lovelady**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Bockman and Erica Bockman**, hasband 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. :

BEING Lot No. 792 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for said County.

Said Lot No. 792 fronts 80 feet on the Westerly side of Timberhill Drive and runs back 114.9 feet on the Northerly line and 149 feet on the Southerly line to a dead line in the rear measuring 86.97 feet.

BEING all of the same property conveyed to Lee E. Lovelady and wife, Ella E. Lovelady by Warranty Deed from Mildred D. Dawson, unmarried, dated September 21, 1976 and filed of record in Book 5071, Page 122, Register's Office for Davidson County, Tennessee. The said Lee E. Lovelady is now deceased, leaving the said Ella E. Lovelady, the surviving tenant by the entirety and sole owner of said land. The said Ella E. Lovelady, died October 3, 2012, survived by her son Steven L. Lovelady. Pursuant to Order of record in the Probate Court for Davidson County, Tennessee, Probate file No. 13P-323, Steven L. Lovelady was appointed as Administrator of the Estate of Ella E. Lovelady.

This is improved / unimproved x property, known as 4729 Timberhill Dr., Nashville, TN 37211
(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 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.

Witness our hands this 1ST day of May, 2013.

X Mary Jane Lovelady
Mary Jane Lovelady

By: ADMINISTRATOR
Steven L. Lovelady, Administrator of the Estate of Ella E. Lovelady

Steven L. Lovelady, Individually

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Steven E. Lovelady, Administrator of the Estate of Ella E. Lovelady, Steven E. Lovelady, Individually, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Steven E. Lovelady, Administrator of the Estate of Ella E. Lovelady, Steven E. Lovelady, Individually, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1ST day of May, 2013.

Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie L. Timbs

Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mary Jane Lovelady, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mary Jane Lovelady executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2013.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D Rogers

Notary Public