WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040032 DEEDWARR
Recvd: 05/14/13 10:26 2 pgs
Fees:13.00 Taxes:74.00
20130514-0048384

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/2/13

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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 NUMBER
Jason Bockman	Jason Bockman	06001019900
(NAME)	(NAME)	
510 Ridgeview Drive	510 Ridgeview Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Andrew Grimes, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason Bockman, married**, 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 Lot No. 144 on the plan of Section One, Golden Valley Estates, of record in Plat Book 4175, Page 142, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Grimes, unmarried by Deed from William A. White and Jo Ann White, husband and wife, dated 05/14/2010 and filed for record on 05/24/2010 in Instrument 201005240039928, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4175, Page 142, said Register's Office.
Restrictions of record in Book 4447, Page 108, as amended of record in Book 4447, Page 594, 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 3185 Ewingdale Drive, Nashville, TN 37207-2701
(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 13th day of May, 2013.

Andrew Grimes

State of Tennessee
County of Wilson

Personally appeared before me Andrew Grimes, 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 13th day of May, 2013.

Notary Public
My Commission Expires: 9.2.2013

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON