PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-15449

BILL GARRETT, Davidson County
Trans:T20130051277 DEEDWARR
Recvd: 06/18/13 13:57 2 pgs
Fees:13.00 Taxes:610.50
20130618-0062238

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52360
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Bockman 510 Ridgeview Drive Mt. Juliet, TN 37122	Jason Bockman 510 Ridgeview Drive Mt. Juliet, TN 37122

TAX MAP-PARCEL NUMBERS: 10514001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Patricia Ann McGee, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jason Bockman* hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** *, married

Land in Davidson County, Tennessee, being the southerly part of Lot No. 71 on the Map of Waverly Place, of record in Book 57, Page 95, Register's Office for said County, and described according to a survey thereof, made by Lewis D. Justice on April 21, 1949, as follows:

BEGINNING at a point in the west margin of Elliott Avenue, the intersection of an alley, on the south line of said Lot No. 71; thence with the margin of Elliott Avenue, 93.4 feet to a point; thence westerly 155.2 feet to the margin of an alley, being 54.5 feet southeast from the southeast margin of another alley; thence with the north margin of the first mentioned alley southeasterly 172.8 feet to the beginning, being triangular shape.

Being the same property conveyed to Booker T. Wallace and wife, Mollie B. Wallace by deed from Radnor Lumber Company, dated December 5, 1962, of record in Book 3465, Page 353, Register's Office for Davidson County, Tennessee.

The said Mollie B. Wallace has since died. By Quitclaim Deed dated September 16, 1976, recorded September 16, 1976 in Book 5068, Page 950, subject property was conveyed to Booker T. Wallace, Rose Mai McGee and Patricia Ann McGee, as joint tenants with right of survivorship. Subject property was conveyed to Rose Mai McGee and Patricia Ann McGee by instrument of correction of record in Book 7388, Page 329, Register's Office for Davidson County, Davidson. The said Booker T. Wallace and Rose Mai McGee have since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57 Page 95, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 2123 Elliott Avenue, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of June, 2013.

Patricia Ann McGee

Patricia Ann McGee

State of TENNESSEE

County of DAVIDSON

On this 14th day of June, 2013 , before me the undersigned authority, personally appeared Patricia Ann McGee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Diane K Mann
Notary

State of TENNESSEE

County of Wilson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Sworn and subscribed before me this the 14th day of June, 2013

My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public