(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130062922 DEEDWARR
Recvd: 07/24/13 10:15 2 pgs
Fees:13.00 Taxes:233.10
20130724-0076379

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 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	Jeremy Bockman	08212010900
(NAME)	(NAME)	
2685 N. Mt. Juliet Road	2685 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131183

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, FLORENCE A. DRAKE, UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JEREMY BOCKMAN, UNMARRIED**, 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. 176 on the Map of Neill S. Brown's Addition, as of record in Book 57, page 50, Register's Office for said County.

Said Lot No.; 176 fronts 50 feet on the West side of North Ninth Street and runs back between parallel lines 170 feet to an alley.

BEING all of the same property conveyed to Alfred E. Drake and wife, Florence A. Drake by Warranty Deed from Johnson Bransford and wife, Anna Mary Bransford dated September 14, 1945 and filed of record in Book 1336, Page 13, Register's Office for Davidson County, Tennessee. The said Alfred E. Drake conveyed his interest in said land to Florence A. Drake by deed dated August 9, 1967 and filed of record in Book 4159, page 986, Register's Office for said County

Alfred E. Drake, Jr. is signing on behalf of Florence A. Drake a/k/a Florence Porter Drake by Power of Attorney filed of record in Instrument 20130724-0076378, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 308 North 9th 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, 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.

Witness my hand this 23rd day of July, 2013.

Florence A. Drake a/k/a Florence Porter Drake
by Alfred E. Drake, Jr., Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 23rd day of July, 2013, before me personally appeared Alfred E. Drake, Jr., to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Florence A. Drake a/k/a Florence Porter Drake, and who acknowledged that he executed the same as the free act and deed of Florence A. Drake a/k/a Florence Porter Drake.

Witness my hand and official seal at Mt. Juliet, Tennessee.

Commission expires: 2-3-2015

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public