BILL GARRETT, Davidson County
Trans:T20130071985 DEEDWARR
Recvd: 08/20/13 14:50 2 pgs
Fees:13.00 Taxes:555.00
20130820-0087834

# WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
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 |
|---|---|---|
| Jason Bockman | Jason Bockman | 09115027400 |
| (NAME) | (NAME) | |
| 510 Ridgeview Dr | 510 Ridgeview Dr | |
| (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, **Vivian Barrett Cothran**,* 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: *unmarried

Land in Davidson County, Tennessee, being part of an unnumbered block on the plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, page 103, Register's Office for said County, described as follows; Beginning on the northerly margin of Elkins Avenue, formerly 2nd Avenue, 150 feet west of the westerly margin of 49th Avenue North; thence with the northerly margin of Elkins Avenue, westwardly 50 feet; thence at right angles, northwardly 150 feet to the southerly margin of an alley; thence with said alley, eastwardly 50 feet; thence southwardly 150 feet to the beginning.

Being the same property conveyed to Vivian M. Barrett, Vivian Barrett Cothran and Ralph Bright Barrett, as tenants in common with right of survivorship by Deed from Vivian M. Barrett, unmarried and Jimmy A. Duncan, Trustee, dated 11/29/1994 and filed for record on 11/30/1994 in Book 9532, Page 20, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Book 9564, Page 655.

Being the same property conveyed to Vivan Barrett Cothran by Deed from Vivian Barrett Cothran and Ralph Bright Barrett and Jimmy A. Duncan, Trustee, dated 02/14/1995 and filed for record on 02/23/1995 in Book 9601, Page 535, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200109110098386.

All matters as set forth per Plat Book 57, Page 103, said Register's Office.
County of Davidson taxes for the year 2012 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 4906 Elkins Avenue, Nashville, TN 37209

(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 16th day of August, 2013.

Vivian Barrett Cothran

Vivian Barrett Cothran

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 16th day of August, 2013.

Tracey Trumphour

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