THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130102206 DEEDWARR
Recvd: 12/05/13 10:40 2 pgs
Fees:13.00 Taxes:1128.50

20131205-0123940

STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00.

Jenny Hoskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Hocker	Academy Mortgage	MAP
7253 Riverfront Dr.	1270 East 7800 South	PARCEL 126-16-0A-506.00CO
Nashville, TN 37221	Sandy UT 84094	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Deborah B. Bouressa and husband Don L. Bouressa**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben Hocker and Brittanie Hocker, husband and wie**

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:

Land in Davidson County, Tennessee, being Lot No. 281 on the Final Plat of Riverwalk, Phase 3C, of record in Instrument No. 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20070330-0038464, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

* 20060104000187, and

Being the same property conveyed to Deborah B. Bouressa and Don L. Bouressa, wife and husband by deed from Kenneth A, Durbin and Belinda H. Durbin, husband and wife of record at Instrument No. 20091019-0096317, Register's Office for Davidson County, Tennessee, dated September 18, 2009, recorded October 19, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7253 Riverfront Dr., Nashville, TN 37221.**

The signature of Don L Bouressa, is signed by his duly appointed Attorney-in-fact R.L. Moorepursuant to the Power of Attorney recorded in Instrument #20130205123938, said Register's Office. The signature of Deborah B. Bouressa is signed by her duly appt. Attorney-in-fact R.L. Moore pursuant to the Power of Attorney recorded in Instrument #20130205123939, said Register's Office.

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, 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(s) this the 20th day of November, 2013.

Deborah B. Bouressa
by R. L. Moore, Attorney in Fact
Deborah B. Bouressa, by R. L. Moore, Attorney in Fact

Don L. Bouressa
by R. L. Moore, Attorney in Fact
Don L. Bouressa by R. L. Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20th day of November, 2013.

My Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. L. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **Deborah B. Bouressa and Don L. Bouressa**, as THEIR Attorney in fact, as the free act and deed of the within named **Deborah B. Bouressa and Don L. Bouressa**.

Witness my hand and official seal this the 20th day of November, 2013.

My Commission expires March 8, 2016 _____
Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE