WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107310 DEEDWARR
Recvd: 12/27/13 10:51 2 pgs
Fees:13.00 Taxes:1480.00

20131227-0130275

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

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 NUMBERS
Jason Bockman	Jason Bockman	10303025800
(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, **Dennis R. Roth and wife, Tammy M. Roth**, hereinafter called the GRANTOR(S), have 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. 12 and the West 20 Feet of Lot No. 11 on the Plan of Sylvan Park, not of record, which lots are in Block 21. Said lot and part of said lot adjoin and front together 80 feet on the northerly side of Colorado Avenue, formerly 9th Avenue, and run back between parallel lines, along the easterly margin of 50th Avenue North, 160 feet to an alley.

Being part of the same property conveyed to Dennis R. Roth and wife, Tammy M. Roth by Deed from Ethel V. Ferguson, unmarried, dated 11/22/2004 and filed for record on 12/03/2004 in Instrument 200412030144400, Register's Office for Davidson County, Tennessee.

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 Colorado 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 our hands this 22nd day of November, 2013.

Dennis R. Roth

Tammy M. Roth

State of Tennessee
County of Wilson

Personally appeared before me Dennis R. Roth and Tammy M. Roth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of November, 2013.

Notary Public
My Commission Expires: 8.14.17

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

