WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140008400 DEEDWARR
Recvd: 02/05/14 12:43 2 pgs
Fees:13.00 Taxes:1787.10

20140205-0010248

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(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
Bradley Hart	Pinnacle Bank	10514001900
(NAME)	(NAME)	
2123 Elliott Avenue	150 3rd Ave. South, Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37201	
(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, **Jason Bockman, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Bradley Hart and Elizabeth Hart, husband and wife**, 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 the southerly part of Lot No. 71 on the Map of Waverly Place, of record in Plat 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 in shape.

Being the same property conveyed to Booker T. Wallace, Rose Mai McGee and Patricia Ann McGee, as joint tenants with right of survivorship by Quit Claim Deed dated from Booker T. Wallace and Theodore E- Carver, Trustee of record in Book 5068, Page 950, Register's Office for Davidson County, Tennessee. The said Booker T. Wallace having since died. Patricia A. McGee and Rose M. McGee inadvertently conveyed property to Rebecca L. Jennings of record in Book 5623, Page 351, which was subsequently corrected by Correction Deed in Book 7388, Page 329, said Register's Office. The said Rose Mai McGee having since died 10/14/2011, leaving Patricia Ann McGee as sole vested owner by right of survivorship.

Being the same property conveyed to Jason Bockman, married by Warranty Deed dated 06/14/2013 from Patricia Ann McGee, unmarried of record in Instrument 201306180062238, Register's Office for Davidson County, Tennessee.
Said property is not the marital residence of the Grantor.

All matters as set forth per Plat Book 57, Page 95, said Register's Office.
No insurance is afforded as to the exact amount of acreage contained in the property described herein.

Right-of-Way for Elliott Avenue, as much as therein may lie.

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 2123 Elliott Avenue, Nashville, TN 37204

(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 31st day of January, 2014.

Jason Bockman

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 31st day of January, 2014.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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