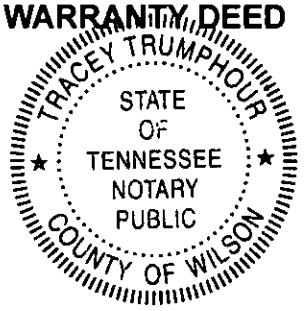
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(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	13800006800
(NAME)	(NAME)	BILL GARRETT, Davidson County
510 Ridgeview Drive	510 Ridgeview Drive	Trans:T20140010763 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 02/14/14 09:56 2 pgs
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	Fees:13.00 Taxes:18.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140214-0013073

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, **David R. Tomlinson Elizabeth Norene McCrary**, 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:

Being a tract or parcel of land located and fronting on the southerly side of Couchville Pike in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a point on the South side of Couchville Pike and the property of the U.S.A. and being the Northwest corner of the property herein conveyed; thence running in an Easterly direction with the Couchville Pike 280 feet to a point in the Couchville Pike and the corner of the Marcella Coss tract; thence running with the Coss' Westerly property line in a southerly direction 400 feet to a point, common corner, Coss Property, U.S.A. property, property herein conveyed; thence in a Northwesterly direction with property line owned by U.S.A. (Percy Priest Lake Property) 500 feet to the point of beginning and containing 1.5 acres, more or less.

Being the same property conveyed to Russell L. Dearmon, a single man by Transfer dated from Nick Prentiss, a single man of record in Book 4828, Page 402, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. Tomlinson and Bobby R. McCrary, tenants in common by Transfer dated from Russell L. Dearmon and wife, Lucy L. Dearmon of record in Book 7848, Page 193, Register's Office for Davidson County, Tennessee. David R. Tomlinson and Bobby R. McCrary subsequently conveyed property to Raymond O. Hampton and wife, Melody S. Hampton in Book 7848, Page 196, said Register's Office; Said Deed was Ordered by the Chancery Court for Davidson County, Tennessee to be null and void, leaving David R. Tomlinson and Bobby R. McCrary as vested owners as evidenced in Order filed in Book 8174, Page 102, said Register's Office. The said Bobby R. McCrary having since died leaving Elizabeth Norene McCrary his sole surviving heir per the Last Will and Testament of Bobby Ray McCrary. The said Bobby R. McCrary and Bobby Ray McCrary being one in the same.

Right-of-Way for Couchville Pike, 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 3701 Couchville Pike, Hermitage, TN 37076

(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 11th day of February, 2014.

David R. Tomlinson

Elizabeth Norene McCrary

State of Tennessee
County of Wilson

Personally appeared before me David R. Tomlinson and Elizabeth Norene McCrary, 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 11th day of February, 2014.

Notary Public
My Commission Expires: 8.19.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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