(1)

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKS BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20140042272 DEEDWARR
Recvd: 06/16/14 09:59 2 pgs
Fees:13.00 Taxes:222.00
20140616-0052125

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2014.

Notary Public
My commission expires: 4/19/17

04-1406-55146

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeremy Bockman	Jeremy Bockman	071-08-0-022.00
306 Queen Avenue	2685 N. Mt. Juliet Road	
Nashville TN 37207	Mt. Juliet, TN 37122	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Crystal Ballard now know as Crystal Ballard Love, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy Bockman, unmarried, hereinafter called the Grantees, their successors 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. 113, on the Plan of J. B. Haynies Oriental Subdivision, of record in Book 161, Pages 26 and 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Crystal Ballard, a single person by Quitclaim Deed from Jimmy E. Kleinert, Sr., and wife, Audrey A. Kleinert, dated November 21, 2006, recorded November 22, 2006, of record in Instrument No. 20061122-0145131, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 306 Queen Avenue, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 13th day of June, 2014.

Crystal Ballard Love

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Crystal Ballard Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 13th day of June, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14

