BILL GARRETT, Davidson County
Trans:T20140083476 DEEDWARR
Recvd: 11/05/14 09:33 2 pgs
Fees:13.00 Taxes:481.00
20141105-0102105

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2014.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
S. Kurt Denny 4305 Saunders Avenue Nashville, TN 37216	New Owner	06106003800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy Bockman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **S. Kurt Denny,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 143 on the plan of Gra-Mar Acres, Section One, of record in Plat Book 2133, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeremy Bockman by Warranty Deed from Jeanie Katherine Winkler recorded on October 23, 2014 in Instrument Number 20141023-0097751, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeanie Katherine Winkler, single, by Warranty Deed from Harriett Edwards (formerly known as Harriett Spencer) and husband Willy J. Edwards, recorded on November 1, 2001 in Instrument Number 20011101-0119390, Register's Office for Davidson County, Tennessee.

This property is improved property known as **4305 Saunders Avenue, Nashville, TN, 37216**

This conveyance is subject to the following: (1) Restrictive Covenants of record in Book 1953, Page 2134, Book 1953, Page 2202, Register's Office for said County; (2) all matters appearing of record in Plat Map Book 2133, Page 23, Register's Office for said County.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 3rd day of November, 2014.

Jeremy Bockman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeremy Bockman** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 3rd day of November, 2014.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014103328