(1)

WARRANTY DEED

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

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2014.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Bockman	Jeremy Bockman	07214013000
(NAME)	(NAME)	
2685 N. Mt. Juliet Road	2685 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20142125

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, MICHAEL L. RAY, A MARRIED MAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JEREMY BOCKMAN, A SINGLE MAN**, hereinafter called the GRANTEE, **his/her** heirs 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. 8 and the Easterly 3 feet of Lot No. 7 on the Map of H.W. Ward's Subdivision of part of Brownsville, as of record in Book 974, pages 4 and 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 and part of Lot 7 adjoin and front together 57 feet on the South side of Ward Avenue and run back between lines 152 feet to a dead line in the rear on which they measure 58 feet 6 inches.

Being the same property conveyed to Michael L. Ray, a married man by Warranty Deed from David L. Winters and Griselda N. Winters, husband and wife, dated September 16, 2013, of record in Instrument No. 20130918-0098316, Register's Office for Davidson County, Tennessee.

Peggy Ann Ray, spouse of Michael L. Ray, did not join in this conveyance as she never resided at this property.

unimproved ☐

This is improved ☒ property, known as 1510 Ward Avenue, Nashville, TN 37206

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of December, 2014.

Michael L. Ray

BILL GARRETT, Davidson County
Trans:T20140095553 DEEDWARR
Recvd: 12/22/14 10:57 2 pgs
Fees:13.00 Taxes:351.50
20141222-0116797

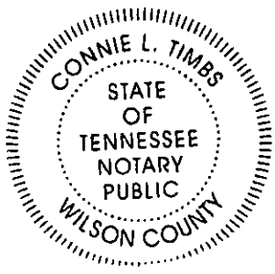
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 19th day of December, 2014.

Commission expires: 2-3-2015



Connie L. Timbs

Notary Public