BILL GARRETT, Davidson County
Trans: T20150019008 DEEDWARR
Recvd: 03/16/15 15:36 2 pgs
Fees: 13.00 Taxes: 1169.20
20150316-0022527

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 7.3.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Callaway	F & M Bank	072130g00100co
(NAME)	(NAME)	
932 A Cahal Avenue	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jason Bockman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Callaway, an unmarried man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain horizontal property regime unit with private elements situated in Davidson County, Tennessee, and further known as Unit "A" as established by Declaration of Covenants, Conditions and Restrictions for 932 Cahal Homes, a horizontal property regime with private elements, of record in Instrument No. 20140819-0075130, Register's office for Davidson County, Tennessee; including without limitation; those by-Laws appended thereto; together with undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the Plat of 932 Cahal Avenue shown as Exhibit B to the aforementioned Declaration, for a more complete identification and placement of said unit.

Being a portion of the same property conveyed to Jason Bockman, a married man, by deed of record in Instrument No. 20140819-0075129, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jason Bockman by Angela Rutherford as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20150316-0022526, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☐ property, known as 932 A Cahal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hands this 11th day of March, 2015.

Jason Bockman by Angela Rutherford, his attorney in fact

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 11th day of March, 2015, before me personally appeared Angela Rutherford, the person who executed the foregoing instrument on behalf of Jason Bockman and who acknowledged that she executed the same as the free act and deed of the said Jason Bockman, through Power of Attorney granted her by the said Jason Bockman .

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017