# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062591 DEEDWARR
Recvd: 07/30/15 10:21 2 pgs
Fees:13.00 Taxes:555.00
20150730-0075127

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2015

Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

**RETURN TO & THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Jason Bockman | Jason Bockman | 105-11-202 |
| (NAME) | (NAME) | |
| 510 Ridgeview Drive | 510 Ridgeview Drive | |
| (ADDRESS) | (ADDRESS) | |
| Mt. Juliet, TN 37122 | Mt. Juliet, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20151531 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, WILLIAM RAY WOODRUM**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JASON BOCKMAN**, 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. :

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot 17 and the northerly 20 feet of Lot 19 on the Aldrich Bros. and Myers Sub. as of record in Book 161, page 44, Register's Office for Davidson County, Tennessee, and Plan of E. T. Dumont's property showing a subdivision of a part of Aldrich Bros. and Myers Subdivision as of record in Book 547, page 127, Register's Office for said County.

Being the same property conveyed to William Ray Woodrum, a married person by deed from James Earl Colgate, unmarried, dated July 11, 1991, of record in Book 8398, page 685, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 158 Rains Avenue, Nashville, TN 37203
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 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 29th day of July, 2015

William Ray Woodrum

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Ray Woodrum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2015.

Notary Public
My Commission Expires: 2-4-2019

