NEW OWNER:

Jason Bockman
510 Ridgeview Drive
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0810

Map 119 Group 01-0 Parcel 494.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150072380 DEEDWARR
Recvd: 08/26/15 10:34 2 pgs
Fees:13.00 Taxes:469.90
20150826-0086316

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Seven Thousand and 00/100 Dollars** (**$127,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **GARY L PAYNE AND WIFE, BARBARA E PAYNE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JASON BOCKMAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 4 on the plan of Barbara Hts. as of record in Book 3842, Page 258, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. (The recording of Book 3482, Page 258 superseded the record on "A part of lot 65 Block 8, on the Plan of Cumberland Nurseries" of record in Book 332, Page 36 RODC)

BEING the same property conveyed to Gary L. Payne and wife, Barbara E. Payne, by Warranty Deed from James B. Johnson, Jr. and wife, Pamela M. Johnson, dated May 13, 2008, and of record Instrument No. 20080520-0051635, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 110 Valeria St., Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18th day of **August, 2015**.

GARY L PAYNE

BARBARA E PAYNE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GARY L PAYNE AND BARBARA E PAYNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **August, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **127,000.00** .

AFFIANT

Sworn to and subscribed to before me this 18th day of **August, 2015**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY