FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$100,000.00~~. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 7, 2015.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #15-0460

BILL GARRETT, Davidson County
Trans:T20150086303 DEEDWARR
Recvd: 10/09/15 11:57 2 pgs
Fees:13.00 Taxes:370.00
20151009-0103167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Bockman	Jason Bockman ~~Same as New Owner~~	119-6-255
(NAME) **2700 Hartford Drive**	(NAME) 510 Ridgeview Dr.	
(ADDRESS) **Nashville,TN 37210**	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Fidel Zamudio,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Bockman, an unmarried individual,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No.24 on the Plan of Hidden Acres, as shown by plat of record in Plat Book 1130, page 89, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Fidel Zamudio, by Warranty Deed from Anthony Duran and Laura Duran, filed for record on October 23, 2013 at Instrument Number 20131023-0110539, said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2700 Hartford Drive, Nashville, TN 37210**
(House Number) (Street) (City, State) (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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

FZ
6th

IN WITNESS WHEREOF, this instrument has been executed on this the ~~2nd~~ day of **October, 2015.**

Fidel Zamudio
Fidel Zamudio

STATE OF California
COUNTY OF Orange

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Fidel Zamudio**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the ~~2nd~~ 6th FZ mo day of **October, 2015.**

NOTARY PUBLIC

My Commission Expires:

M. ORTIZ
Commission # 1997256
Notary Public - California
Orange County
My Comm. Expires Nov 4, 2016