WARRANTY DEED

VICKY R HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Jason Bockman by Angela Rutherford, his Attorney in fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(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
Jeremy Woods Christina Cannon	SWBC Mortgage Corporation	072-11-0M-001.00
(NAME)	(NAME)	
1608 A Essex Avenue	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78216	
(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 **Jeremy Woods and wife, and Christina Cannon,** 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 Unit A of "1608 Essex Homes", as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for 1608 Essex Homes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20140904-0080947, said Register's Office, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1608 Essex Homes, as shown on Exhibit "1" to the Declaration of record in Instrument Number 20140904-0080947, in the Register's Office of Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being part of the same property conveyed to Jason Bockman, by Warranty Deed from Calvin G. Brown and Adrianne Brown, dated 8/20/14 and recorded 8/21/14 in Instrument No. 20140821-0076268 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

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. * , in the Register's Office for Davidson County, Tennessee.

* 20151109-0113920

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.

BILL GARRETT, Davidson County
Trans:T20150095388 DEEDWARR
Recvd: 11/09/15 13:49 2 pgs
Fees:13.00 Taxes:1257.63
20151109-0113921

unimproved ☐

This is improved ☑ property, known as 1608 A Essex Avenue, Nashville, TN 37216
(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 5th day of November, 2015.

Jason Bockman by Angela Rutherford, his Attorney in Fact

Jason Bockman by Angela Rutherford, his attorney in fact

STATE OF TENNESSEE
COUNTY OF Wilson

On this the 5th day of November, 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:

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018