WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Bockman	Jason Bockman	13101005200
(NAME)	(NAME)	
510 Ridgeview Drive	510 Ridgeview Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/30/15 14:38 3 pgs
Fees:18.00 Taxes:1461.50
20151130-0120619

For and in 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, **The Arnold Family Limited Partnership The #1**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason Bockman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 38 on the Plan of B.H. Stammer's Subdivision, of record in Plat Book 1424, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Arnold Family Limited Partnership #1 by Quitclaim Deed from Larry T. Arnold and wife, Linda G. Arnold, dated 11/25/2002 recorded 12/28/2002, of record in Instrument No. 20021228-0160964, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2016 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1424, Page 23; Grant of Gas Service Line or Fuel Line Easement Nashville Gas Company, of record in Instrument No. 20030130-0013014, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2521A Hobbs Road, Nashville, TN 37215
(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 GRANTEE(S), their heirs and/or 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 hand this 18th day of November, 2015.

THE ARNOLD FAMILY LIMITED PARTNERSHIP THE #1

Larry T. Arnold
General Partner

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Larry T. Arnold with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of The Arnold Family Limited Partnership The #1 and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as General Partner.

WITNESS my hand and seal this 18th day of November, 2015.

Notary Public _____
My Commission Expires: 8.14.17

TRACEY TRUMBO HOLT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY