#10231

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jason Bockman
510 Ridgeview Drive
Mt. Juliet, 37122

SEND TAX BILLS TO:
New owner

BILL GARRETT, Davidson County
Trans:T20150104399 DEEDWARR
Recvd: 12/10/15 11:01 2 pgs
Fees:13.00 Taxes:777.00
20151210-0124328

WARRANTY DEED
(Map 105-07-0, Parcel 256.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ROBERT H. ROBINSON, SR. and wife, SUE B. ROBINSON**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JASON BOCKMAN** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being part of Block No. 6, on the Map of Hamilton Subdivision, as of record in Minute Book 1, page 97, of County Court for said County, and being Lot No. 21 on the unrecorded subdivision of said Block 6, and described according to a copy of a survey made by E.R. Southgate, Surveyor, in July 1945, as follows:
>
> Beginning on the southerly margin of Hamilton Avenue 421 1/4 feet East of the Southeast corner of said street and Martin Street, being the corner of Lots 20 and 21; thence with the line between said two lots southwardly 167 1/2 feet to the northerly margin of an alley; thence with said alley, westwardly 50 feet to the corner of Lot Nos. 21 and 22; thence with the line between said two lots, northwardly 167 1/2 feet to the southerly margin of Hamilton Street; thence with said street, eastwardly 50 feet to the point of beginning.
>
> BEING the same property conveyed to Robert H. Robinson, Sr., and wife, Sue B. Robinson, by Warranty Deed from Ellie James Goodman and wife, Mildred Fay Goodman, dated May 25, 1968, of record in Book 4238, page 432, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements all in the Register's Office for Davidson County, Tennessee; and to all zoning regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 547 Hamilton Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 7th day of December, 2015.

Robert H. Robinson Sr.
ROBERT H. ROBINSON, SR.

Sue B Robinson
SUE B. ROBINSON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Robinson, Sr. and wife, Sue B. Robinson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of December, 2015.

Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sue B Robinson
Affiant

Subscribed and sworn to before me this 7th day of December, 2015.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20150670