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

#10230

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 Dr.
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
new owner

BILL GARRETT, Davidson County
Trans:T20150104405 DEEDWARR
Recvd: 12/10/15 11:13 2 pgs
Fees:13.00 Taxes:740.00
20151210-0124335

WARRANTY DEED

(Map 105-07-0, Parcel 251.00)

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, **SUE BARRETT ROBINSON and husband, ROBERT 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 a part of Block No. 6, on the Plan of Hamilton's Subdivision, according to plat and survey of same appearing of record in Minute Book 1, page 97, in the Register's Office of Davidson County, Tennessee, and being the easterly 2 feet of Lot No. 27 and the westerly 48 feet of Lot No. 26 on the unrecorded Plan of Block No. 6, not of record.

Beginning at a point on the southerly margin of Hamiliton Avenue, 119.3 feet easterly from the intersection of the southerly margin of said Hamiliton Avenue and the easterly margin of Martin Street; thence southwardly 167.5 feet to a point in the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 50 feet to a point; thence northwardly 167.5 feet to a point in the southerly margin of said Hamiliton Avenue; thence with the southerly margin of Hamilton Avenue, westwardly 50 feet to the point of beginning.

BEING the same property conveyed to Sue Barrett Robinson and husband, Robert Robinson, by Quitclaim Deed from Robert Barrett, Jr., Michael Barrett, Angela Kelly, Milus Barrett, Clarence William, Walter Barrett, and Sue Barrett, dated November 4, 2004, of record in Instrument No. 20041109-0135247, in the Register's Office of Davidson County, Tennessee. See also Affidavit of Heirship being record simultaneously herewith in Instrument No. 20151210-0124334.

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 557 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.

Sue Barrett Robinson
SUE BARRETT ROBINSON

Robert Robinson
ROBERT 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 Sue Barrett Robinson and husband, Robert Robinson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she 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. MACKEY NOTARY PUBLIC STATE OF TENNESSEE 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 $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert Robinson
Affiant

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

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACKEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. 20150669