#10481

WARRANTY DEED

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

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2016

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
Jason Bockman	New owner	11913024700
(NAME)	(NAME)	
1598 Guill Rd.		
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122		
(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, **Jennifer Butler, f.k.a Jennifer L. Thomas, and husband Steven Butler,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Bockman,** 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 Lot No. 30 on the Map of M. G. McNabbs Subdivision, as of record in Plan Book 1130, Page 64, Register's Office for said County.
Said Lot No. 30 Front s 65 feet on the east side of Louise Drive and runs back between line 159.3 feet on the North line and 159.2 Feet on the south line to a dead line on which it measures 65 feet.

Being the same property conveyed to W. L. Thomas and wife, Smantha H. Thomas by deed from J. R. Burge and wife, Frances Elizabeth Burge, and Alice Elizabeth Heithcock of record in Book 4661, page 678. Smantha H. Thomas having predeceased W. L. Thomas a/k/a Wigg L. Thomas. Billy L. Thomas and William H. Thomas conveyed 1 2/3 undivided interest to Bobby F. Thomas as devisees of the Last will and Testament of Wigg L. Thomas, deceased, of record in Quiticlaim Deed 10467, page 100, however, no Will recorded in the RODC as a muniment of title. Affidavit of Heirship recorded in 20130517-0050002 shows Bobby F. Thomas received a 1/2 undivided interest of the Last Will and Testament of Wigg L. Thomas, deceased, therefore, vesting a full interest in Bobby F. Thomas.. Affidavit of Heirship recorded in 20130517-0050002 shows Bobby F. Thomas having died and Jennifer L. Thomas to be his only heir-at-law. See also heirship of record recorded in Book 20160210-0012871, page _____, said Register's Office. Jennifer L. Thomas now known as Jennifer Butler.

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

Steven Butler joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

BILL GARRETT, Davidson County
Trans: T20160011283 DEEDWARR
Recvd: 02/10/16 11:06 2 pgs
Fees: 13.00 Taxes: 288.60
20160210-0012872

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 8th day of February, 2016.

Jennifer Butler

STEVEN BUTLER

State of Tennessee
County of DAVIDSON

KC
AND STEVEN BUTLER

Personally appeared before me Jennifer Butler, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of February, 2016.

Notary Public
My Commission Expires: _____

File No.: 10481

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
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