# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013259 DEEDWARR
Recvd: 02/17/16 15:32 2 pgs
Fees:13.00 Taxes:1254.30
20160217-0015166

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Meredith Mabry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

**INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 5020 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Donald L. Doleac<br>Lisa G. Doleac | LEGACY HOME LOANS LLC | 072100L00200CO |
| (NAME) | (NAME) | |
| 1119 Litton Ave. | 4025 HILLSBORO RD. STE. 401 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | NASHVILLE, TN 37215 | |
| (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, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald L. Doleac and Lisa G. Doleac, husband and wife,** 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 "B" of The Cottages of Davis, a Horizontal Property Regime with Private Elements a/k/a Horizontal Property Regime of 2901 Davis Avenue located in Nashville, Davidson County, Tennessee and described in the Master Deed for The Cottages of Davis, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150428-0037991 and amendments to Horizontal Property Regime with Private Elements of record in Instrument No. 20150518-0045323 and Instrument No. 20150814-0081790, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages of Davis, a Horizontal Property Regime with Private Elements contained in said Master Deed, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20150428-0037991, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jason Bockman, by deed of record in Instrument NO. 20150402-0028705, Register's Office for Davidson County, Tennessee.

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

This property has never been used as the Grantors primary residence.

This is improved ☑ property, known as 1119 Litton Ave., 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 12th day of February, 2016.

Jason Bockman

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 12th day of February, 2016.

Notary Public
My Commission Expires: _____

File No.: 10425

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