#10538

BILL GARRETT, Davidson County
Trans:T20160025205 DEEDWARR
Recvd: 03/29/16 11:48 2 pgs
Fees:13.00 Taxes:1572.50
20160329-0029487

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

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of March, 2016.

Notary Public
My commission expires: _____

05-1511-66756

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jason Bockman 2815 West Kirkwood Avenue Nashville TN 37204	Jason Bockman 1598 Guill Rd. Mt. Juliet TN 37122	118-02-0-273.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lawrence Burns and wife, Hattie Mai Burns**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason Bockman**, hereinafter called the Grantees, their successors 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. 3, on the Plan of Mason Manor, of record in Book 3842, Page 57, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Lawrence Burns and wife, Hattie Mai Burns by deed from Robert Burns, dated July 14, 1978, recorded July 17, 1978, of record in Book 5311, Page 602, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2815 West Kirkwood Avenue, Nashville, TN 37204.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

x L.B.

x H.M.B

WITNESS my hand this 24th day of March, 2016.

X Lawrence Burns
Lawrence Burns

X Hattie M Burns
Hattie Mai Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lawrence Burns and Hattie Mai Burns**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of March, 2016.

Hutch Henderson
State of Tennessee at Large

My Commission expires: ~~04/17/16~~ HH

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020