BILL GARRETT, Davidson County
Trans:T20160027167 DEEDWARR
Recvd: 04/04/16 15:12 2 pgs
Fees:13.00 Taxes:1868.50

20160404-0031994

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$505,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2016.

Notary Public

My commission expires: 7-24-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason Bockman **Erica Bockman**	**NEW OWNERS**	**130-05-0-040.00**
1598 Guill Road		
Mount Juliet, TN 37122		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Valerie D. Roberts, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Bockman and Erica Bockman, 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 all of Lot 21, Block "H" on the Second Revised Plan of Highlands of Belle Meade No. 2, of Blocks "E, F, G, H, K", as shown by plat appearing of record in Plat Book 1130, Pages 71 and 72, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of lot.

Being the same property conveyed to VALERIE D. ROBERTS, by deed from RICHARD D. ADAMS AND WIFE, SUSAN H. ADAMS, of record in Instrument No. 20021021-0129048, dated October 15, 2002, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **113 West Tyne Drive, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand this 31st day of March, 2016.

Valerie D. Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Valerie D. Roberts**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **March, 2016.**

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY