WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/16 10:42 3 pgs
Fees:18.00 Taxes:1812.63
20160726-0076726

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/15/2018

(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
Gabriel A. Torres Jada P. Benn Torres	SWBC MORTGAGE CORP.	part of 10501058700
(NAME) 1016 14th Ave. S	(NAME) 9311 SAN PEDRO AVE., STE 100	
(ADDRESS) Nashville, TN 37212	(ADDRESS) SAN ANTONIO, TX 78216	
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gabriel A. Torres and Jada P. Benn Torres, 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 "A" of The Cottages of 1016 14th Avenue South, a Horizontal Property Regime a.k.a Horizontal Property Regime of 1016 14th Avenue South with private elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and Restrictions for The Cottages of 1016 14th Avenue South of record in Instrument Number 20151214-0125194, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument Number 20151214-0125194, Unit Owners, and the Bylaws of the Association of Owners, reference The Cottages of 1016 14th Avenue South, Unit "A" and private elements "A" as set forth in Exhibit "A", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligation of the Declarant.

Being part of the same property conveyed to Jason Bockman, married, by deed of record in Instrument No. 20151214-0125193, Register's Office for Davidson County, Tennessee.

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

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☑ property, known as 1016 14th Ave. S, Nashville, TN 37212
(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 22nd day of July, 2016.

Jason Bockman

State of Tennessee
County of Williamson

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 22nd day of July, 2016.

Notary Public
My Commission Expires:

File No.: 11055

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

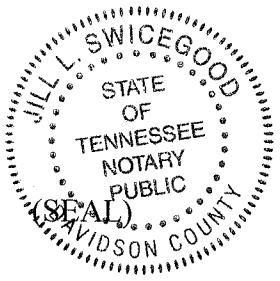
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018