#11051

BILL GARRETT, Davidson County
Trans:T20160068214 DEEDWARR
Recvd: 08/08/16 10:39 2 pgs
Fees:13.00 Taxes:1110.00
20160808-0082031

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

This Instrument Prepared by:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Jason Bockman
6214 New York Avenue
Nashville, TN 37209-1336

**SEND TAX BILL TO:**
New Owner
1598 Gwill Road
Mt. Juliet, TN 37122

**MAP/PARCEL 091-02-0-017.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **David A. Tant,** has this day bargained and sold, and does hereby transfer and convey unto **Jason Bockman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 15 and the westerly half of Lot No. 13 in the subdivision of Block "C" on the Map of Cherokee Park, of record in Book 161, page 75, Register's Office for said County. Said Plan does not show said block divided into lots, but according to an unrecorded plan showing said Block divided into lots.**

**Lot No. 15 and the Westerly one-half of Lot No. 13 adjoin and front together 75 feet on the Westerly side of New York Avenue and run back between parallel lines 150 feet to an alley.Being the same property conveyed to David A. Tant by Quitclaim deed from Beverlie A. Buttrey, unmarried of record in Instrument No. 20060719-0087208 Register's Office for Davidson County, Tennessee, dated July 18, 2006 and recorded on July 19, 2006. (Value of consideration shown in aforementioned deed $65,000.00.) Being also known as 6214 New York Avenue Nashville, Tennessee 372091336.**

This is improved property known as: **6214 New York Avenue, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

**REAL PROPERTY TAXES:** The real property taxes for the year 2016 shall be prorated as of the date of this deed.

**EASEMENTS AND RIGHTS OF WAY:** This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 161, page 75, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

**RULES AND REGULATIONS:** This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

**POSSESSION:** Possession to be given with delivery of deed.

**WITNESS MY HAND** on this the 5th day of August, 2016.

**David A. Tant**

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **David A. Tant,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of August, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of August, 2016.

NOTARY PUBLIC

LATRECE MCADOO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

My Commission Expires: _____