#11052

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

BILL GARRETT, Davidson County
Trans:T20160068214 DEEDWARR
Recvd: 08/08/16 10:39 3 pgs
Fees:18.00 Taxes:1332.00
20160808-0082032

ADDRESS NEW OWNER:
Jason Bockman
6210 New York Avenue
Nashville, TN 37209-1336

SEND TAX BILL TO:
New Owner
1598 Guill Rd.
Mt. Juliet, TN 37122

MAP/PARCEL 091-02-0-015-00

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, **Russell R. Hall,** 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:

Tract 1

Being part of Block "C" on the Map of Cherokee Park Subdivision, a of record in Book 161, Page 75, Register's Office for said county, being the easterly 37.5 feet of Lot No. 11 on the unrecorded Subdivision of Block "C", described as follows.

Beginning on the northerly margin of New York Avenue, at a point 212.5 feet east of the easterly margin of 63rd Avenue, North, said point being the southeast corner of the property conveyed to Hattie B. Cundiff, by deed from H. B. Williams and wife, as of record in Book 919, Page 470; thence with the northerly margin of said Avenue, eastwardly 37.5 to the southwest corner of the property conveyed to R. T. Redmond by deed from General Securities Company, as of record in Book 1255, Page 66, said Register's Office; thence with said Redmond's westerly line, northwardly 160 feet to the southerly margin of an alley; thence with the said alley, westwardly 37.5 feet to the northeast corner of said Cunniff Property; thence with Cunniff's easterly line, southwardly 160 feet to the beginning.

Being the same property conveyed to Russell R. Hall and wife, Ivey Jane Hall by Warranty deed from W. A. Jones and A. J. Meadows, Jr. of record in Book 3572, page 9, Register's Office for Davidson County, Tennessee, dated June 1, 1963 and recorded on June 10, 1963.
Tract 2

Being part of Block "X" on the map of Cherokee Park Subdivision, as one of record in Book 161, page 75, in the Register's Office of Davidson County, Tennessee, being the westerly 12.5 feet of Lot 11 and the easterly 25 feet of Lot No. 13 on the unrecorded subdivision of Block "C" described as follows.

Beginning on the northerly margin of New York Avenue at a point 175 feet on the easterly margin of 63rd Avenue North; thence with said Avenue, eastwardly 37.5 feet; thence at right angle, northwardly 160 feet to the southerly margin of an alley; thence with said alley, westwardly 37.5 feet; thence at right angles; southwardly 160 feet to the beginning.

Being the same property conveyed to Ivy Jane Hall by Quitclaim deed from

Eric Michael Atkins of record in Instrument No. 20030113-0005174 Register's Office for Davidson County, Tennessee, dated November 4, 2002 and recorded on January 13, 2003.

Ivy Jane Hall having since died, leaving husband Russell Ray Hall.

Being the same property conveyed to Russell Ray Hall by Quitclaim deed from Eric J. Hall, Russell Jerome Hall and Julie Ann Nidiffer of record in Instrument No. 20080303-0020912 Register's Office for Davidson County, Tennessee, dated February 2, 2008 and recorded on March 3, 2008

This is improved property known as: **6210 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.

Russell R. Hall

Russell R. Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Russell R. Hall,** 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.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19
STATE OF TENNESSEE
COUNTY OF Davidson

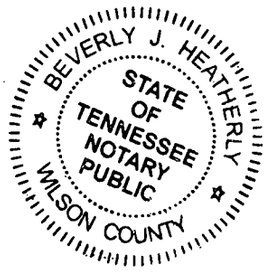
The actual value or consideration, whichever is greater, for this transfer is $360,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 10-07-19



File No: 169562