WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/16 13:59 3 pgs
Fees:18.00 Taxes:999.00
20160808-0082279

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$270,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of July, 2016.

Notary Public
My Commission expires 11-10-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Bockman	New Owner	10509020000
1598 Guill Road		
Mt. Juliet, TN 37122	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Annice Moore, Jacqueline Harris, Patricia Harris, Evelyn T. Patterson, Maceo Nathaniel Harris Jr., Thomas Dontae Jackson, all heirs at law of Maceo N. Harris, Sr.** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Bockman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the East 57.8 feet of Lot No. 35 and the West 10 feet of Lot No. 34 on the Map of Waverly Land Company's Plan of Lots called Waverly Place, as of record in Plat Book 57, Pages 94 and 95 of the Register's Office for said County.

Said parts of said lots adjoin and front together 67.8 feet on the southerly side of Acklen Avenue, formerly Prospect Avenue and run back between lines 154 feet more or less to an alley.

Being the same property conveyed to Maceo N. Harris and wife, Corine P. Harris from Maude Johnson, an unmarried person by Warranty Deed on June 18, 1959, of record in Book 2921, Page 399, Register's Office for Davidson County, Tennessee. Said Corine P. Harris having since died before her husband, Maceo N. Harris, leaving Maceo N. Harris the surviving tenant. Said Maceo N. Harris having since died intestate on June 16, 2005. The Estate of Maceo N. Harris, Sr. heirs at law declared in Probate records, Case No. 16P494, Probate Court, Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 94-95, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1009 Acklen Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 21, 2016.

Annice Moore

Jacqueline Harris

Patricia Harris

Evelyn T. Patterson

Maceo Nathaniel Harris Jr.

Thomas Dontae Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Annice Yvonne Moore, Thomas Dontae Jackson, Jacqueline Elaine Harris, Patricia Elizabeth Harris , Evelyn Theresa Patterson, Maceo Nathaniel Harris, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 21, 2016

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires 11-6-17

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE