WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/16 10:06 3 pgs
Fees:18.00 Taxes:3052.50
20161129-0124968

State of Tennessee
County of Williamson Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Cecilia Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 12-11-18

(AFFIX SEAL)

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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
Kristpher J. **Preacher** Sonya Kourany Sterba	SunTrust Mtg Inc	131012a00100co-Unit "A"
(NAME) 2519 Hobbs Road	(NAME) Legal Services Mail 2VW 5803	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Richmond, VA 23224	
(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 **Kristpher J. Preacher and Sonya Kourany Sterba,** 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 on the Declaration of Covenants, Conditions and Restrictions for The Cottages at 2521 Hobbs Road, a Horizontal Property Regime with Private Elements and a/k/a Unit A Horizontal Property Regime of 2521 Hobbs Road , of record in Instrument No. 20161130-0120620, Register of Deeds Office for Davidson County, Tennessee to which plant is made for a more comprehensive and binding legal description.

Being part of the same property conveyed to Jason Bockman by deed of record in Instrument 20161130-0120619 , 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 2519 Hobbs Road, Nashville, TN 37215
(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 10th day of November, 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 10th day of November, 2016.

Notary Public
My Commission Expires

File No.: 11410

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

True Copy Certification

I, Cecilia Hensley Kendall 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.

Cecilia Hensley Kendall
Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Robert Wesley Brown [Name of Notary], a notary public for this county and state, Cecilia Hensley Kendall [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robert W Brown
Notary's Signature

My Commission Expires: 12-11-18

{Notary' Seal}

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY