BILL GARRETT, Davidson County
Trans:T20160109383 DEEDWARR
Recvd: 12/13/16 11:38 2 pgs
Fees:13.00 Taxes:181.30
20161213-0130592

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $49,000.00.

Emily Walsh
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of December, 2016.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jason Bockman	SAME AS NEW OWNER	04405011700
(NAME)	(NAME)	
2685 N. Mt. Juliet Rd.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James Deatrick, Jr. and Daryl Spicer,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jason Bockman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 73 on the Map of the subdivision of Rayon City Development Co. of record in Plat Book No. 843, page 13, Register's Office for Davidson County, Tennessee, which Lot No. 73 fronts 50 feet on the northerly side of the Davis Avenue and runs back between parallel lines 140 feet to a dead line measuring 50 feet at rear.

Being the same property conveyed to Harold Wayne Cates, Sr. by deed from Patricia Joan Jackson of record in Instrument No. 20130207-0012781, said Register's Office. Being the same property conveyed to James Deatrick, Jr, and Daryl Spicer by deed from Harold Wayne Cates, Sr., of record in Book*____, Page _____, said Register's Office.
*Instrument #20160207-0128369

This property is __unimproved _X_improved property known as: 211 Ensley Avenue, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

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 the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of December, 2016.

James Deatrick, Jr.

Daryl Spicer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Deatrick, Jr. and Daryl Spicer, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of December, 2016.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122