WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/17 12:00 3 pgs
Fees:18.00 Taxes:1616.90
20170313-0024389

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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
Rebecca Gebhardt	New Owner	105073c00200co
(NAME)	(NAME)	
557 B Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rebecca Gebhardt, a married woman,** 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 "B" of The Cottages of 557 Hamilton Ave., a/k/a Unit "B" The Cottages at 557 Hamilton Avenue, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions, and restrictions for The Cottages of 557 Hamilton Ave. of record in Instrument No. 20151210-0124334, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described in Instrument No. 20151210-0124334, Unit Owners, and the Bylaws of the Association of Owners, reference The Cottages of 557 Hamilton Ave. Unit "B" and private elements "B" as set forth in Exhibit "B", Exhibit Map of said Declaration, reference to which is hereby made for a more complete and detailed description of Unit, the rights and obligations of the Declarant and the unit owners.

Being the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20151210-0124335, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 557 B Hamilton Avenue, Nashville, TN 37203
(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 March, 2017.

Jason Bockman

State of Tennessee
County of Wilson

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 March, 2017.

Notary Public
My Commission Expires:

File No. 11826

VICTOR HAZELWOOD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON
My Commission Expires 03-20-2018

TRUE COPY CERTIFICATION

I, Kimie Perry 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

