BILL GARRETT, Davidson County
Trans:T20170037096 DEEDWARR
Recvd: 05/02/17 15:22 2 pgs
Fees:13.00 Taxes:1479.63
20170502-0043237

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Kristen Buttrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

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
Keith Street Sydney Street	Pinnacle Bank	091021X00200 co
(NAME)	(NAME)	
6214 B New York Ave.	150 3rd Ave. S Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37201	
(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 **Keith Street, a married man and Sydney Street, a single 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 and Carport "B" as shown on the Plan of the Cottages at 6214 New York Avenue, a Horizontal Property Regime with Private Elements, of attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Cottages at 6214 New York Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160808-0082035, and amended in Instrument No. 20160817-0085991, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to David A. Tant by Quitclaim deed from Beverlie A. Buttrey, unmarried of record in Instrument No. 20060719-0087208 Register's Office for Davidson County, Tennessee, dated July 18, 2006 and recorded on July 19, 2006.

Being a portion of the same property conveyed to Jason Bockman by Warranty Deed from David A. Tant, of record in Instrument No. 20160808-0082031, Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 08, 2016.

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 6214 B New York Ave., Nashville, TN 37209
(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 28th day of April, 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 28th day of April, 2017.

Notary Public
My Commission Expires: 11-3-2020

File No.: 12019

RICHARD F. YADON JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020