WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170037231 DEEDWARR
Recvd: 05/03/17 10:02 2 pgs
Fees:13.00 Taxes:6105.00
20170503-0043418

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of ~~Wilson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~1,650,000.00~~ 1,650,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(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
Calahan O'Reilly Terra E. Findlay (NAME)	Same address (NAME)	13005004000
113 W Tyne Dr. (ADDRESS)	as new owner (ADDRESS)	
Nashville, TN 37205 (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, We, **Jason Bockman and Erica Bockman, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Calahan O'Reilly and Terra E. Findlay, husband and wife,** 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 all of Lot 21, Block "H" on the Second Revised Plan of Highlands of Belle Meade No. 2, of Blocks "E, F, G, H, K," as shown by plat appearing of record in Plat Book 1130, Pages 71 and 72, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of lot.

Being the same property conveyed to Jason Bockman and Erica Bockman, husband and wife, by deed of record in Instrument No. 20160404-0031994, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 113 W Tyne Dr., Nashville, TN 37205
(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

Erica Bockman

State of Tennessee
County of Wilson

Personally appeared before me Jason Bockman and Erica Bockman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of April, 2017.

Notary Public
My Commission Expires: _____

File No.: 11958

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