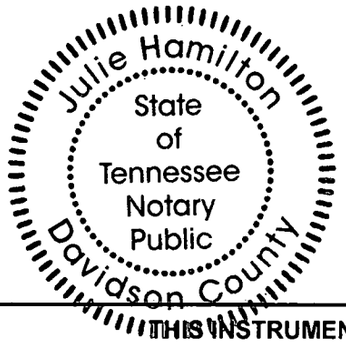
WARRANTY DEED



State of Tennessee
County of Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(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
Justin Shepherd Park Frank Shepherd Park Beverly Park	Same as New Owner	091021y00200co
(NAME)	(NAME)	
6212 B New York Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **Justin Shepherd Park, an unmarried man, Frank Shepherd Park, and Beverly Park,** husband and wife, joint tenants, 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 Lot No. B on the Plan of Cottages at 6212 New York Avenue as shown on Exhibit B to Declaration of Covenants, Conditions and Restrictions for the Cottages at 6212 New York Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument Number 201608080082034, as amended in Instrument Number 20160817-0085990, in the 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 07/18/2006 and recorded on 07/19/2006. (Value or consideration as shown in aforementioned deed $65,000.00.) Being also known as 6212 B New York Ave Nashville, TN 37209.

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 08/05/2016 and recorded on 08/08/2016. (Value or consideration as shown in aforementioned deed $300,000.00.) Being also known as 6212 B New York Ave Nashville, TN 37209.

Being a portion of the same property conveyed to Russell Hall by quitclaim deed from Eric J. Hall, Russell Jerome Hall and Julie Ann Nidiffer of record in Instrument No. 20080303-0020912 Register's Office for Davidson County, Tennessee, dated 02/02/2008 and recorded on 03/03/2008. (Value or consideration as shown in aforementioned

BILL GARRETT, Davidson County
Trans:T20170038484 DEEDWARR
Recvd: 05/05/17 14:30 2 pgs
Fees:13.00 Taxes:1479.63
20170505-0044955

deed $0.) Being also known as 6212 B New York Ave Nashville, TN 37209.

Being a portion of the same property conveyed to Jason Bockman by warranty deed from Russell R. Hall of record in Instrument No. 20160808-0082032 Register's Office for Davidson County, Tennessee, dated 08/05/2016 and recorded on 08/08/2016. (Value or consideration as shown in aforementioned deed $360,000.00.) Being also known as 6212 B New York Ave Nashville, TN 37209.

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 6212 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 2nd day of May, 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 2nd day of May, 2017.

Notary Public
My Commission Expires: 12/20/20

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 11974