Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

#11896

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(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
Jason Bockman	new owner	05307008800
(NAME)	(NAME)	
1598 Guill Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN, 37122		
(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, **Katherine J. Frogge, unmarried, a.k.a Catherine J. Frogge,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Bockman,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 2206 Old Hickory Blvd., Old Hickory, TN 37138
(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.

BILL GARRETT, Davidson County
Trans:T20170061669 DEEDWARR
Recvd: 07/19/17 10:36 3 pgs
Fees:18.00 Taxes:499.50
20170719-0072696

Witness my/our hands this 18th day of July, 2017.

Katherine J. Frogge

Katherine J. Frogge

State of Tennessee
County of Davidson

Personally appeared before me Katherine J. Frogge, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of July, 2017.

Notary Public
My Commission Expires: _____

File No.: 11896

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

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being in the 4th Civil District of what is known as Dupontonia, described as follows: BEGINNING at a point in the southerly right of way line of the Tennessee Central Railway Company's Old Hickory main track, said point being 100 feet West of the West line of 24th Street in DuPontonia if produced and 50 feet Southerly at right angles to the center line of said Old Hickory main track; thence in a westerly direction 50 feet from and parallel to the center line of said Old Hickory main track 150 feet to a point; thence at right angles in a northerly direction 38-1/2 feet, more or less, to a point that is 11-1/2 feet South of the center line of said main track; thence at right angles in an easterly direction 11-1/2 feet from and parallel to the center line of said track 150 feet to a point; thence at right angles in a southerly direction 38-1/2 feet more or less to the point of beginning.

TRACT NO. 2: BEING an easement interest in the 4th Civil District of Davidson County, Tennessee, in what is known as DuPontonia described as follows: An easement for ingress and egress appurtenant to and benefiting Tract No. 1 as granted by the Tennessee Central Railway Company and described more specifically as follows: An easement over its property from the West line of 24th Street in DuPontonia, Tennessee 10-feet wide by 100 feet long westerly along the South right of way line.

Being the same property conveyed to James G. Frogge and wife, Catherine J. Frogge, by deed of record in Instrument No. 20040213-0017273, Register's Office for Davidson County, Tennessee. James G. Frogge having since died. Catherine J. Frogge also known as Katherine J. Frogge.

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