Bill Garrett Davidson County
Batch# 9770 DEEDWARR
10/09/2017 03:28:18 PM 2 pgs
Fees: $13.00 Taxes: $414.40
20171009-0103443

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

Subscribed and sworn to before me, this 6th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jason Bockman 625 N 5th Street Nashville, TN 37207	NEW OWNER	082-07-0485.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Abraham Frederick Peterson Jr. Executor for The Estate of Harriette A. Petersson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jason Bockman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 7 on the Plan of Arrington Heights, Section 3, of record in Book 3300, page 99, Register's Office for said County.

Beginning at a point on the Easterly margin of North Fifth Street, at the common front corner of Lot Nos. 7 and 8; thence with the line between said lots; in an Eastwardly direction 73.0 feet to a concrete monument, corner to Lot No. 6; thence with the line between Lots 6 and 7, in a Northeastwardly direction 90.33 feet to a concrete monument in the Southerly margin of North Fifth Court; thence with the Southerly margin of North Fifth Court, as measured along a curve in a Westwardly direction 57.33 feet to a concrete monument at the beginning of a curve; thence with said curve in a Southwestwardly direction 39.3 feet to a concrete monument in the Easterly margin of North Fifth Street; thence with Easterly margin of said Street Southerly 75 feet to the beginning.

Being the same property conveyed to Fred E. Derrick and wife, Lucy Martin Derrick by Warranty Deed from H and W. Builders, Inc. of record in Book 3570, page 501, Register's Office Davidson County, Tennessee.

The said Lucy Martin Derrick having predeceased Fred Enoch Derrick, Sr. and Fred Enoch Derrick having since died 6/7/1999 Probate Docket # 99P-1036 devised said property onto Harriette A. Peterson.

The said Harriett A. Peterson having since died 7/5/2016 and by her Last Will and Testament appointed Abraham Frederick Peterson, Jr., Executor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 625 N 5th Street, Nashville, Tennessee 37207

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 hand(s) this 6th day of October, 2017.

Abraham Frederick Peterson Jr. - Executor
Abraham Frederick Peterson Jr., Executor of
The Estate of Harriette A. Peterson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Abraham Frederick Peterson Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Executor for The Estate of Harriette A. Peterson, and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing for The Estate of Harriette A. Peterson, as Executor.

Witnessed my hand and official seal at office at Brentwood, Tennessee, on this the 6th day of October, 2017.

Notary Public

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/8/21