WARRANTY DEED

Bill Garrett Davidson County
Batch# 21466 DEEDWARR
11/02/2017 01:48:49 PM 2 pgs
Fees: $13.00 Taxes: $340.40

20171102-0112645

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $92,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1st DAY OF November, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9261

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jason Bockman	1598 Gill Rd	148-13-142.00
5005 YORKTOWN ROAD	MT Juliet, TN	
Nashville, TN 37211	37122	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE, **MARVIN CRADDOCK, A MARRIED MAN****, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON BOCKMAN , AN UNMARRIED MAN,** 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:

Being Lot No. 65 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for said County. Said Lot No. 65 fronts 72 feet on the Westerly side of Yorktown Road and runs back 163.3 feet on the Northerly line and 143.5 feet on the Southerly line, to a dead line in the rear on which it measures 67.1 feet.

Being the same property conveyed by Quitclaim Deed from Arthur W. Craddock to Arthur W. Craddock* and Marvin Craddock, as joint tenants with right of survivorship as recorded on the 13th day of March, 1998 in Deed Book 10837, Page 156 and Warranty Deed from Fairlane Homes Company to Arthur W. Craddock and wife, Anna Frances Craddock as recorded on the 7th day of September, 1956 in Deed Book 2594, Page 3, in the Register's Office of Davidson County, Tennessee.

**Arthur W. Craddock died September 17, 2017*

*** The wife of Marvin Craddock joins in the execution of this deed to convey any and all interest she may have in said property*

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIRLANE PARK, as recorded in Plat Book 2331, Page(s) 108, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

This is improved property known as 5005 YORKTOWN ROAD, Nashville, TN 37211

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 ~~that~~ we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 23rd day of October, 2017.

Marvin Craddock

Marvin Craddock

Signature

TONI L. Craddock

Printed Name

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARVIN CRADDOCK and TONI L. Craddock, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of November, 2017.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020