Bill Garrett Davidson County
Batch# 53984 DEEDWARR
02/01/2018 03:55:16 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20180201-0010569

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22 2020
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2018.

Notary Public

My commission expires: 2/22/2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason Bockman	**Jason Bockman**	**11805014800**
1598 Guill Road	**1598 Guill Road**	
Mt. Juliet, TN 37122	**Mt. Juliet, TN 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, I,

Connie Gail Martin, a married woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Bockman, a married man

HEREINAFTER CALLED THE GRANTEE, 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 in the 7th Civil District, being the westerly 100 feet of Lot No. 2 on the Map showing a Subdivision of part of the Vaulx Land, said map was made by Erle Drake, County Surveyor for said County, on July 1, 1931, but it is not yet of record.

Said parcel of said land is more particularly described as follows: Beginning at a point in the South margin of Gale Avenue 100 feet West of the northeast corner of said Lot No. 2; running thence in a southerly direction and parallel with the easterly line of said Lot No. 2, a distance of 305 feet, more or less, to the North margin of the right-of-way of the Tennessee Central Railroad; thence along the North margin of said right-of-way in a westerly direction, a distance of 100 feet 7 inches, more or less, to a point in the line of said right-of-way, being the southwest corner of said Lot No. 2 and the southeast corner of Lot No. 1 on the Plan of said Subdivision; running thence in a northerly direction with the division line between said Lot Nos. 1 and 2, a distance of 281.5 feet to a point in the South margin of Gale Avenue, being Wood's northeast corner, and being the northwest corner of said Lot No. 2; thence with the line of the South margin of Gale Avenue in an easterly direction a distance of 100 feet to the point of beginning.

Being the same property conveyed to Sam C. Farley and wife, Marie A. Farley, by Warranty Deed from Bessie S. Truett, dated November 22, 1968, of record in Book 4289, Page 496, Register's Office for Davidson County, Tennessee. The said Sam C. Farley having since died, leaving Marie A. Farley as the surviving tenant by the entirety. Marie A. Farley conveyed her interest in the subject property to Connie Gail Martin, reserving a life estate in said property to Marie A. Farley, a widow, by Quit Claim Deed dated February 22, 2003, of record in Instrument No. 20030225-0024953, Register's Office for Davidson County, Tennessee. Marie A Farley having since died on 11/10/ 2008. **Subject property was never the sole principal residence of said Grantor, spouse, heirs nor assigns.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 939 Gale Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

Connie Gail Martin Date: 1-31-18

Connie Gail Martin

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Connie Gail Martin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2018.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021