#12977

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

Bill Garrett Davidson County
Batch# 64359 DEEDWARR
03/02/2018 10:59:15 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180302-0019836

WARRANTY DEED

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2018

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	053-08-0-011.00
(NAME)	(NAME)	
1598 Guill Road		053-08-0-013.00
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		053-08-0-012.00
(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, **Lucca Properties, LLC,** 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:

Property located in the 12th Councilmanic District within the city limits of Lakewood, Davidson County, Tennessee, and being more particularly described as :

Beginning at a point at the intersection of the Westerly right-of-way of 22nd Street and the Southerly right-of-way of Dabbs Avenue; thence, following said 22nd Street South 40 degrees 14 minute 47 seconds West 150.00 feet to a point; thence, leaving said 22nd Street north 49 degrees 45 minutes 48 seconds west 150.00 feet to a point on the easterly boundary of the property conveyed to Metro Government as of record in Deed Book 1018, page 33, R.O.D.C., Tennessee; thence following the easterly boundary of said Metro Government property north 40 degrees 14 minutes 47 seconds east 150.00 feet to a point on the southerly right-of-way of Dabbs Avenue; thence, following Dabbs Avenue south 49 degrees 45 minutes 48 seconds west 150.00 feet to the point of beginning.

Containing approximately 22,500 square feet or 0.52 acres more or less.

Included in the hereinabove legal description, however, expressly excluded from this conveyance is property conveyed for the widening of Dabbs Avenue.

Being the same property conveyed to Lucca Properties, LLC, by deed of record in Instrument Number 20031217-0180168 and 20090402-0029703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any liens, encumbrances, restrictions and is being conveyed "AS IS."

unimproved ☑

This is improved ☐ property, known as 209 22nd St., 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.

Witness my/our hands this ~~1st~~ 27 day of ~~March~~ Feb, 2018.

Lucca Properties by L. Gino ~~Marchetti~~, Jr. Managing Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, L. Gino Marchetti, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Lucca Properties, LLC and that he as such Managing Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this ~~1st~~ 27th February day of ~~March~~, 2018.

Notary Public
My Commission Expires: 2/19/2020

File No.: 12922

