WARRANTY DEED

Bill Garrett Davidson County
Batch# 73848 DEEDWARR
03/27/2018 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,297.22
20180327-0028724

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,600.00

Andrew Allen Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. BRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

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
Melanie Lucille Smith Andrew Allen Smith	BNC National Bank	119060125.00
(NAME)	(NAME)	
2680 Hartford Dr.	322 East Main Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Bismark, ND 58501	
(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, **Jason Bockman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melanie Lucille Smith and Andrew Allen Smith, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot Number 2 Re-Subdivision of Lot 1 of Bryant Heights, of record in Instrument Number 20170801-0078210, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being a portion of the property conveyed to Jason Bockman from Vicki L. Shoulders and Jeffrey Shoulders by Warranty Deed of record in Instrument No. 20160527-0053567, Register's Office for Davidson County, Tennessee.

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

This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 2680 Hartford Dr., Nashville, TN 37210
(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 26th day of March, 2018.

Jason Bockman

State of Tennessee
County of Wilson

Personally appeared before me Jason Bockman, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of March, 2018.

Notary Public
My Commission Expires:

File No.: 12815

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs , do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco , a notary public for this county and
Notary's Name

state, Robert L. Scruggs , who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

