WARRANTY DEED

Bill Garrett Davidson County
Batch# 94663 **DEEDWARR**
05/21/2018 10:38:41 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180521-0048312

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

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/22/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Bockman	Jason Bockman	05308007200
(NAME)	(NAME)	
1598 Guill Road	1598 Guill Road	05308007300
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	05308007400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Reese E. Ervin and wife, Lindsey Ervin**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason Bockman**, hereinafter called the GRANTEE(S), his heirs and/or 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 Lots Nos. 7, 8 & 9 of Block 3, on the plan of Dabbs & Elliot Subdivision No. 1, of record in Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Sue Robinson Payne by Warranty Deed dated 06/07/1994 from Kal Helou, Administrator C.T.A. of the Estate of Robert D. Payne of record in Book 9372, Page 715, Register's Office for Davidson County, Tennessee, also being part of the same property conveyed to Sue Robinson Payne by Quitclaim Deed dated 06/07/1994 from Payne Motor Company, a general partnership composed of Kal Helou, Administrator C.T.A. of the Estate of Robert D. Payne and Sue R. Payne of record in Book 9372, Page 731, Register's Office for Davidson County, Tennessee, and also under the Last Will of John R. Payne, Jr., filed in Will Book 143, Page 634, under Case #73292, Probate Court Clerk's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Reese E. Ervin and wife, Lindsey Ervin by Warranty Deed dated 01/27/2016 from Sue Robinson Payne, un-married of record in Instrument 20160128-0008550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per Plat Book 547, Page 97, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 104, 106, - 110 24th Street, Old Hickory, TN 37138

File No.: 01288-43256
SMG TN Warranty Deed

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 hands this 15th day of May, 2018.

Reese E. Ervin

Lindsey Ervin

State of Tennessee
County of Wilson

Personally appeared before me Reese E. Ervin and Lindsey Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2018.

Notary Public

My Commission Expires: 3.11.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122