WARRANTY DEED

Bill Garrett
Batch# 94674
05/21/2018 10:58:26 AM
Fees: $13.00 Taxes: $777.00

Davidson County
DEEDWARR
2 pgs

20180521-0048329

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(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	10307001700
(NAME)	(NAME)	
510 Ridgeview Drive	510 Ridgeview Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, **William F. Merrill and Deborah L. Merrill, as tenants in common**, 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 all of Lot No. 76 on the Plan of Section One, Richland Meadows, of record in Plat Book 2083, Page 40, (erroneously referenced as Richard Meadows in Quitclaim Deed of record in Book 7916, Page 888), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to T. Larry Edmondson by Quit Claim Deed from William F. Merrill and now property conveyed to William F. Merrill and Deborah L. Merrill as tenants-in-common by Quit Claim Deed from T. Larry Edmondson, dated 08/03/1989, recorded 08/17/1989, of record in Book 7916, Page 888, in the Register's Office for Davidson County, Tennessee. Said property previously conveyed to William F. Merrill by Quit Claim Deed from Deborah L. Merrill, dated 04/03/1986, recorded 04/09/1986, of record in Book 6825, Page 293, in the Register's Office for Davidson County, Tennessee. Said property previously conveyed to William F. Merrill et ux Deborah L. Merrill by Warranty Deed from Donnie G. Wood et ux Jo Ann D. Wood, dated 11/07/1975, recorded 11/11/1975, of record in Book 4969, Page 921, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2083, Page 40, in the 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 5419 Oakmont Circle, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-43134
SMG TN Warranty Deed

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 10th day of May, 2018.

William F. Merrill

Deborah L. Merrill

State of Tennessee
County of Wilson

Personally appeared before me William F. Merrill and Deborah L. Merrill, 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 10th day of May, 2018.

Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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