WARRANTY DEED

Bill Garrett Davidson County
Batch# 96385 **DEEDWARR**
05/24/2018 01:55:52 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20180524-0049953

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

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
Seth Christopher Neumann Sarah Shoop Neumann	New Owner	11906037400
(NAME)	(NAME)	
2672 Hartford Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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,** married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Seth Christopher Neumann and Sarah Shoop Neumann, husband and wife,** 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 4 Re-Subdivision of Lot 1 of Bryan Heights, of record in Instrument Number 20170801-0078210, Register of Deeds Office for Davidson County, Tennesee, to which reference is hereby made for a more comprehensive legal description.

Being the same 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 property has never been used as the Grantors primary residence.

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

unimproved ☐

This is improved ☒ property, known as 2672 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 18th day of May, 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 18th day of May, 2018.

Notary Public
My Commission Expires:

File No.: 13088

VICTORIA HASELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022