Bill Garrett Davidson County
Batch# 102960 DEEDWARR
06/11/2018 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,294.63
20180611-0055702

WARRANTY DEED

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 4-10-22

(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
Christopher A. Ekker	**Same**	10613020100
(NAME)	(NAME)	
307 Leafland Ave.		
(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 **Christopher A. Ekker, a single man,** 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 Unit "307" of The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170526-0052701, Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20170526-0052701, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the property conveyed to Jason Bockman by deed from Jason Bockman of record in Instrument Number 20170519-0049956, said Register's Office.

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 307 Leafland Ave., 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 8th day of June, 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 8th day of June, 2018.

Notary Public
My Commission Expires: _____

File No.: 13184

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

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit "307" of The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170526-0052701, Register' s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages at 305 and 307 Leafland Avenue, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit " B" to said Declaration appearing of record as instrument No. 20170526-0052701, and By-Laws appended thereto as Exhibit "C", said Register' s Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Jason Bockman by Quitclaim deed from Jason Bockman of record in Instrument No. 20170519-0049956 Register's Office for Davidson County, Tennessee, dated May 19, 2017 and recorded on May 19, 2017.

Being a portion of the same property conveyed to Jason Bockman by Warranty deed from Lottie Mae Buckner of record in Instrument No. 20160401-0030898 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 01, 2016

Being a portion of the same property conveyed to Richard G. Buckner and wife, Lottie Mae Buckner by Warranty deed of record in Book 1283, page 422 Register's Office for Davidson County , Tennessee.

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Property Address: 307 Leafland Avenue, Nashville, TN 37210
Parcel ID: 106130D00200CO

True Copy Certification

I, Christy Jones, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Christy Jones
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Christy Jones who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Danielle Chandler
Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022