Karen Johnson Davidson County
Batch# 191745 DEEDWARR
02/05/2019 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20190205-0010873

WARRANTY DEED

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 03/21/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laramie Lomanto Megan Byrd	New Owner	07416013600
(NAME)	(NAME)	
3821 Bonnacreek Drive	"	
(ADDRESS)	(ADDRESS)	
Hermitage, TN	"	
(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, We, **Jason Bockman and wife, and Erica L. Bockman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Laramie Lomanto, an unmarried man and Megan Byrd . an unmarried woman,** 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 No. 342, on the Plan of Hermitage Hills, Section 3, of record in book 2900, Page 97, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Bockman and Erica L. Bockman, by deed of record in Instrument No. 20070619-0073192, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 3821 Bonnacreek Drive, Hermitage, TN
(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 1st day of February, 2019.

Jason Bockman

Erica L. Bockman

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 1st day of February, 2019.

Notary Public
My Commission Expires: 01/24/22

File No.: 13632

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03/21/2022

Notary's Seal:

