Karen Johnson Davidson County
Batch# 234083 DEEDWARR
05/23/2019 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $628.63
20190523-0048953

File #2019-031

This instrument prepared by:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Jason Bockman	(NAME) Same as new owner	Map & Parcel 07416002900
(STREET ADDRESS) 1598 Guill Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Mt. Juliet TN 37122	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Elizabeth Mann Easterly, Personal Representative of the Estate of Charles O. Mann Jr., Deceased**, the Grantor herein, has this day bargained and sold, and does hereby transfer and convey unto the said **Jason Bockman**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 446 on the Plan of Hermitage Hills Subdivision, Section 5, as of record in Book 3300, pages 1-2, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles O. Mann Jr. by quitclaim deed of record in Book 9555, page 850, Register's Office, Davidson County, Tennessee. Charles O. Mann Jr., having since died testate, and his will was probated in Maury County Chancery Court, Case No. P-251-17, and recorded in Instrument #__201905230048952_____, Register's Office, Davidson County, Tennessee, in which he directed that any real property owned at death be administered as part of the estate, subject to the control of the personal representative. Elizabeth Mann Easterly was qualified as personal representative of the Estate of Charles O. Mann Jr., by letters testamentary issued on 9/28/2017, attached as Exhibit "A".

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $169,900.00.

Subscribed and sworn to before me this the 23rd day of May, 2019.

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2022

Affiant

My commission expires: 10-02-2022

Notary Public

This is improved property known as 216 Bonnabrook Drive, Hermitage TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. Grantor covenants, warrants and conveys in her fiduciary capacity and not individually.

Witness our hand this 23rd day of May, 2019.

ESTATE OF CHARLES O. MANN JR., Deceased

Elizabeth Mann Easterly Personal Representative

By: Elizabeth Mann Easterly, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of May, 2019, personally appeared before me, the undersigned, a Notary Public for said County and State, **Elizabeth Mann Easterly, Personal Representative of the Estate of Charles O. Mann Jr., Deceased,** the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 2019.



Notary Public
My Commission Expires: 10-02-2022

ENCUMBRANCES:

1. 2019 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of Hermitage Hills Subdivision, Section 5, as of record in Book 3300, pages 1-2, Register's Office, Davidson County, Tennessee

EXHIBIT A

Maury County Chancery Court 41 Public Square Columbia, TN 38401 (931) 375-1307	**LETTERS TESTAMENTARY**	Case Number 60CH1-2017-PR-251

P-251-17

In the Matter of the Estate of: Charles O. Mann, Jr.
Deceased

Whereas, it appearing to this Court that the above named deceased person has made a Last Will and Testament appointing, Elizabeth Mann Easterly, Executor(s) to the same, which Will has been exhibited in this Court and proved as the law directs, and the Executor(s) having qualified according to law.

It is, accordingly, ordered that Letters Testamentary are hereby issued to the above named Executor(s), being now therefore empowered to enter into and take possession of all property rights and credits of this deceased person and to administer this estate as required by law.

In witness whereof, I have issued these Letters Testamentary.

Date: 9/28/2017

Clerk and Master/Deputy Probate Clerk

I do solemnly swear that I will honestly and faithfully discharge the duties imposed on me, according to the terms of the Last Will and Testament and by law, including the filing of inventory, settlement, inheritance tax return as required by law.

*** Oath submitted via Affidavit

Date: 9/28/2017

Clerk and Master/Deputy Probate Clerk

I, Clerk and Master of this Court, certify that:

(i) this is a Court of Record;

(ii) the above is a true, full, and correct copy of the Letters Testamentary issued by this Court in this estate;

(iii) these Letters are still in full force and effect as of this date.

Date: _____

Clerk and Master/Deputy Probate Clerk

Rev. 11/07

Legal Authority: TCA §§30-1-101 – 30-1-150

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, 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 according to law.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022

