#13867

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$380,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of May, 2019

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Bockman	SAME	105-10-0-019.00
1598 Guill Road		
Mt. Juliet, TN 37122		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ella M. Mason**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Bockman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of No. 7 of the Triangular lot and part of the circular avenue lying between said triangular lot and said Lot 7 shown on the plan of Waverly Lane Company's property, called Waverly Place, as of record in Book 57, Page 95, and described according to a survey made by T.R. Sanford, dated October 17, 1967 as follows:

Beginning at a point in the westerly margin of Beach Avenue, 60 feet southerly from the southwest corner of said Beach Avenue and Argyle Avenue, being the southeast corner of the property conveyed to Mrs. Bettie Mayo to W. A. Webber and wife, as of record in Book 620, Page 792; thence southerly with said Beach Avenue, 50 feet; thence westerly parallel to Argyle Avenue, 165 feet, more or less, line of the Mary B. Hardin property; thence northerly with said Hardin Line 50 feet, more or less, by deed by actual survey 55.7 feet; more or less, to the southwest corner of the said Webber property; thence easterly with said Webber's southerly line, 160 feet by deed, by actual survey 181.45 feet, more or less, to the beginning.

Being the same property conveyed to Horace Mason and Ella M. Mason, Married from B & J Properties by Warranty Deed on October 9, 1998, of record in Book 11157, Page 494, Register's Office for Davidson County, Tennessee. Horace Mason having since died on June 22, 2017, leaving his interest to Ella M. Mason by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 57, page 95, Register's Office Davidson County, Tennessee.
- Subject to Ordinance No. BL2007 - 1426.

Karen Johnson Davidson County
Batch# 235048 DEEDWARR
05/28/2019 10:21:56 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20190528-0049944

This is improved property known as: **1803 Beech Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 24, 2019.

Ella M. Mason

Ella M. Mason

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of May, 2019, before me, the undersigned, personally appeared **Ella M. Mason,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

CDL My Commission Expires: 9/20/2022

NOTARY PUBLIC

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY