#13995

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Bockman	new owner	11704005800
(NAME)	(NAME)	
1598 Guill Road		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, **Jerome C. Perry,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Bockman,** 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 the westerly 90 feet of Lot No. 256 on teh Plan of Belmont land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 90 feet on the southerly side of Sweetbriar Avenue, and extends back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Edward Perry and wife, Thenia E. Perry by deed of record in Book 4341, Page 916, said Register's Office. Edward Perry having predeceased Thenia E. Perry. Thenia E. Perry a/k/a Thenia Perry having died testate and under Article IV of the Last Will and Testament of Thenia Perry, deceased, of record in Probate File 18P1268, Probate Court Clerk's Office for Davidson County, Tennessee and also recorded in Instrument Number 20181001-0097370, Register of Deeds Office for Davidson County, Tennessee, property was devised to Jerome C. Perry.

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

unimproved ☐

This is improved ☑ property, known as 1815 Sweetbriar Avenue, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 252318 **DEEDWARR**
07/03/2019 11:26:41 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20190703-0065199

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 July, 2019.

Jerome C. Perry

State of Tennessee
County of Davidson

Personally appeared before me Jerome C. Perry, 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 1st day of July, 2019.

Notary Public
My Commission Expires: _____

File No.: 13995

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020