WARRANTY DEED

Karen Johnson Davidson County
Batch# 274978 DEEDWARR
08/22/2019 09:02:19 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190822-0084297

O-BR-19-514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carl L. Wockner and Karli Wockner	First Community Mortgage Inc	
(NAME)	(NAME)	
514 Annex Avenue	262 Robert Rose Dr. Ste 200	**090-12-0-152.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN SCOTT HALEY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARL L. WOCKNER AND KARLI WOCKNER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 170 on the Plan of Charlotte Park, Section II of record in Plat Book 2663, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Scott Haley by Warranty deed from Lawrence West and wife, Rhonda Jean West of record in Instrument No. 20190416-0034528 Register's Office for Davidson County, Tennessee, dated April 15, 2019 and recorded on April 16, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 23, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2689, Page 38, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **514 Annex Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 6th DAY OF AUGUST, 2019.

Steven Scott Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN SCOTT HALEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6th of August, 2019.

Notary Public
My Commission Expires: 5/2/22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212