14057

Karen Johnson Davidson County
Batch# 277557 DEEDWARR
08/29/2019 09:57:31 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20190829-0087173

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 OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 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	12906001300
(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, , **George T. Hauser Jr. and Karen H. Mears and George T. Hauser and wife, Barbara M. Hauser,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Bockman,** married, 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:

Being Lot No. 164 on the Plan of West Meade Park, Section -4, as of record in Book 3300. pages 68 and 69, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Harcourt Circle at the common corner of Lot Nos. 164 and 165; thence with the line between said two lots westerly 193.5 feet to the eastern boundary line of Lot No. 166; thence with the line between Lot Nos. 164 and 166, northerly 618.3 feet to the western boundary line of Lot No. 159; thence with the line between Lot Nos. 159 and 164 southeasterly 102 feet to the corner of Lot Nos. 163 and 164; thence with the line between said two lots southerly 558.2 feet to the northern margin of Harcourt Circle; thence with the same around a curve having a 50 foot radius, southwesterly 55.0 feet to the beginning.

Being the same property conveyed to George T. Hauser, Jr. and Karen H. Mears, as joint tenants with right of survivorship and reserving a life estate in George T. Hauser and wife, Barbara M. Hauser, by deed of record in Instrument No. 20170511-0046663, Register's Office for Davidson County, Tennessee.

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

This was not the primary residence of George T. Hauser, Jr. or Karen H. Mears.

This instrument is executed on behalf of George T. Hauser and Barbara M. Hauser by Karen H. Mears as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20190829-0087171, in the Register's Office for Davidson County, Tennessee.
+ 20190829-0087172

unimproved ☐

Witness my/our hands this 26th day of August, 2019

Karen H Mears
Karen H. Mears

State of TN
County of Washington

Personally appeared before me Karen H. Mears with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

Witness my/our hands this 26th day of August, 2019

Jan F Horn
Notary Public
My Commission Expires: 7-28-21

JAN F. HORN
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY
My Commission Expires 07-28-2021

Witness my/our hands this 26th day of August, 2019

George T. Hauser by Karen H Mears, Attorney in Fact
George T. Hauser by Karen H. Mears, his attorney in fact

Barbara M. Hauser by Karen H Mears, Attorney in Fact
Barbara M. Hauser by Karen H. Mears, her attorney in fact

STATE OF TN
County of Washington

On this the 26th day of August, 2019, before me personally appeared Karen H. Mears, the person who executed the foregoing instrument on behalf of George T. Hauser and Barbara M. Hauser and who acknowledged that she executed the same as the free act and deed of the said George T. Hauser and Barbara M. Hauser, through Power of Attorney granted her by the said George T. Hauser and Barbara M. Hauser.

Jan F Horn
Notary Public
Commission Expires:

JAN F. HORN
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY
My Commission Expires 07-28-2021

This is improved ☑ property, known as 6600 Harcourt Circle, Nashville, TN 37205
(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 27 day of August, 2019.

George T. Hauser Jr.

State of Alabama
County of Tuscaloosa

Personally appeared before me George T. Hauser Jr. 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 27 ~~28~~th day of August, 2019.

Notary Public
My Commission Expires: 08/08/2023

JUDY G. AKINS
Notary Public
Alabama State at Large
My Commission Expires Aug 8, 2023