THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 35077-09-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 7 day of November, 2019. Notary Public My Commission Expires: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 314918 DEEDWARR
11/13/2019 12:28:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20191113-0117020

WARRANTY DEED

Address New Owner: Jon Bockman & Amy Bockman 3431 E. Mandeville Place Orange, CA, 92867	**Send Tax Bills To:** New Owner 3431 E. Mandeville Place Orange, CA, 92867	**Tax Information:** Map and Parcel No.: 109 05 0 D 009.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William G. Downs and wife, Haylee Downs, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to William G. Downs** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jon Bockman and Amy Bockman, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1529 Lincoya Bay Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of October, 2019.

William G. Downs

William G. Downs

Haylee Downs

Haylee Downs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William G. Downs and Haylee Downs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2019.

Notary Public

My Commission Expires:

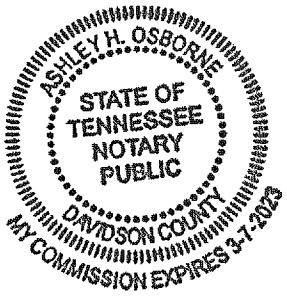


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1529, together with the appurtenant interest in the common elements of The Cottages of Williams Bend horizontal property regime with private elements established by Declaration of record in Instrument No. 20040628-0076712, supplemented in Instrument No. 20041028-0129585, Instrument No. 20050923-0114373, and Instrument No. 20180420-0037271, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned supplement of Declaration in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William G. Downs, a single man by deed dated October 10, 2017 from Tadd F. King, a married man, of record in Instrument No. 20171012-0104655, Register's Office for Davidson County, Tennessee. Williams G. Downs having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2019, in the amount of $1,097.18, due and payable. Map and Parcel No. 109 05 0 D 009.00CO.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20021204-0149456, Register's Office for Davidson, County, Tennessee.
3. Dedication of common area to Cottages at Williams Bend Townhouse Corporation of record in Instrument No. 20061229-0161140, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Cottages at Williams Bend, of record in Instrument No. 20040628-0076712, amended in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7121, page 169, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20000918-0092189, Register's Office for Davidson County, Tennessee.
7. Easement agreement of record in Book 6185, page 216, Book 7498, page 726 and Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.
8. Easement for sewer of record in Book 5406, page 470, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21