THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200224800** Karen Johnson Davidson County Batch# 361824 **DEEDWARR** 02/24/2020 10:01:28 AM 2 pgs Fees: $13.00 Taxes: $817.70 20200224-0020068	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $221,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2020. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Jason Bockman 1598 Guill Road Mt. Juliet, TN 37122	Send Tax Bills To: New Owner	Tax Information: 064-09-0151.00 064.09-0152.00

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, **Linda F. Culver, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Bockman, married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 54, Block 4 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract of record in Plat Book 421, Page 117, 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 Linda F. Culver by Quitclaim deed from Joe C. Culver of record in Instrument No. 20191108-0115772 Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 08, 2019.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 53 and the Northerly part of Lot No. 52 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, Block 4, of record in Plat Book 421, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 53 and the Northerly part of Lot No. 52 front together 75.0 feet on the Easterly margin of Wood Avenue and extend back 165.0 feet on the Northerly line and 187.5 feet plus or minus on the Southerly line to an alley in the rear measuring 78.75 feet thereon, according to a survey dated April 1, 1970, by Hal R. Swann, Jr.

Being the same property conveyed to Linda F. Culver by Quitclaim deed from Joe C. Culver of record in Instrument No. 20191007-0102506 Register's Office for Davidson County, Tennessee, dated October 07, 2019 and recorded on October 07, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property located at 4222 Woods Street Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 21st day of February, 2020.

Linda F. Culver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda F. Culver, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2020.

Notary Public
My Commission Expires: 01/17/21

