WARRANTY DEED

Karen Johnson Davidson County
Batch# 400022 **DEEDWARR**
05/14/2020 12:54:25 PM 2 pgs
Fees: $13.00 Taxes: $5,485.75

20200514-0050186

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,482,634.90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew Galbierz Julie Eskind	NEW OWNER	11704005800
(NAME)	(NAME)	
1815 Sweetbriar Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, , **Jason Bockman, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrew Galbierz and Julie Eskind, husband and wife,** 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 recorc in Book 421, page 34, Register's Office for said County.

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

Being the same property conveyed to Jason Bockman, by deed of record in Instrument No. 20190703-0065199, Register's Office for Davidson County, Tennessee.

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

This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☐ property, known as 1815 Sweetbriar Ave., Nashville, TN 37212
(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 28th day of April, 2020.

Jason Bockman

State of Tennessee
County of Davidson

Personally appeared before me Jason Bockman, 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 28th day of April, 2020.

Notary Public
My Commission Expires: _____

File No.: 14635