Karen Johnson Davidson County
Batch# 505293 DEEDWARR
10/30/2020 12:40:40 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20201030-0126941

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF October, 2020.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 108
Allison Bocking	SWBC Mortgage	GROUP 08
3198 Trails End Lane	9311 San Pedro, Suite 100	PARCEL 047.00
Nashville, Tennessee 37214	San Antonio, TX 78216	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert E. Lee Cleveland, Jr. and Ronald Edward Cleveland

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Allison Michelle Bocking, a single woman

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 Lot No. 205A on the Plan of Larchwood, Section 2, of record in Plat Book 5800, Page 181, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert E. Lee Cleveland, Jr. and Ronald Edward Cleveland by quitclaim deed from The Heirs at Law of Norma June Ritzman, being Robert E Lee Cleveland and Ronald Edward Cleveland dated October 28, 2020 and recorded in Instrument No. 20201030-0126940 said Register's Office.

Being the same property conveyed to Gordon S. Ritzman and Wife Norma June Ritzman by Quitclaim Deed from Gordon S. Ritzman (who acquired title as Gordan S. Ritzman) and Wife Norma June Ritzman dated August 7, 2006 and filed of record October 11, 2006 in Instrument 20061011-0126161, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3198 Trails End Lane, Nashville, Tennessee 37214**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 28th day of October, 2010.

Robert E. Lee Cleveland, Jr.

Ronald Edward Cleveland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert E. Lee Cleveland, Jr. and Ronald Edward Cleveland, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2010.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027