FILE BOX 19B

# WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

03-3-40-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/26/03 12:24 2pgs
Fees:13.00 Taxes:460.65
20030326-0039781

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeremy L. Maxwell | Chase Manhattan Mortgage Corporation | MAP 83-11 |
| (NAME) 604 Shady Lane | (NAME) 343 Thornall Street | PARCEL 20 |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Edison New Jersey 08837 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Joseph Allen Bear Hancock, unmarried** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremy L. Maxwell, unmarried** , 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. 109 on the Plan of Rolling Acres, as of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot No. 109 fronts 65 feet on the southwesterly margin of Shady Lane and extends back 156.8 feet on the northwesterly line and 175.6 feet on the southeasterly line to a broken line in the rear, measuring 101 feet thereon.

Being the same property conveyed to Joseph Allen Bear Hancock, unmarried by Warranty Deed from James G. Holland, unmarried of record in Book 10757, Page 337, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 604 Shady Lane, Nashville, TN 37206

(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 hand(s) this 21st day of March, 2003.

Joseph Allen Bear Hancock

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joseph Allen Bear Hancock, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of March, 2003.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

**File Number2303353**

**RETURN TO:**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075