FILE NO. SP45700

FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

(AFFIX SEAL)

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Rodriguez Amaya	SUNTRUST MORTGAGE, INC.	10713008801
(NAME) 1202 Thompson Place	(NAME) 1001 Semmes Avenue	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Richmond, VA 23224-RVW 5023	
(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, William Ray Hancock and Mark Wayne Hancock, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert Rodriguez Amaya, 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 Davidosn County, Tennessee, being pat of T. F. Connelly Land not of record, and shown on the Plan of Mirro Meadows, Second Addition, recorded in Book 1424, Page 112, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the north margin of Thompson Place 80 feet west of a concrete monument at the southwest corner of Lot No. 284 of said Mirro Meadows Subdivision; thence north 5 deg. 6 min. west 200.1 feet to a point in the south line of Lot No. 299 of said Mirro Meadows Subdivision, being 73.4 feet west of the northwest corner of Lot No. 284 of said subdivision; thence with the north line of this lot along the south line of Lots Nos. 299 and 300 of said subdivision south 83 deg. West 73.4 feet to a point; thence south 3 deg. 13 min. east 200.4 feet to a point in the north margin of Thompson Place; thence with the margin of same easterly 80 feet to the beginning.

Being the same property conveyed to William A. Hancock and wife, Leola Rebecca Hancock, by deed of record in Book 2454, Page 233, Register's Office for Davidson County, Tennessee. The said William A. Hancock and Leola Rebecca Hancock both having since died and the property being further conveyed to Mark Wayne Hancock and William Ray Hancock by Affidavit of Heirship of record in Instrument No. 200805120048776 Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Mark Wayne Hancock by William Ray Hancock as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 200805120048777, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1202 Thompson Place, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 05/12/08 13:26 2 pg
Fees:13.00 Taxes:410.70

20080512-0048778

Witness our hands this 7th day of May, 2008.

William Ray Hancock

Mark Wayne Hancock By William Ray Hancock his Attorney in Fact

Mark Wayne Hancock by William Ray Hancock, his Attorney-in-Fact

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 William Ray Hancock with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 2008.

Commission expires: 5-2-2011

Notary Public

KRYSTN T. HEDGES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of May, 2008, before me personally appeared William Ray Hancock, the person who executed the foregoing instrument on behalf of Mark Wayne Hancock and who acknowledged that he executed the same as the free act and deed of the said Mark Wayne Hancock, through Power of Attorney granted him by the said Mark Wayne Hancock.

Witness my hand and official seal at Nashville, Tennessee this 7th day of May, 2008.

Commission expires: 5-2-2011

Notary Public

KRYSTN T. HEDGES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011