BILL GARRETT, Davidson County
Trans:T20110042681 DEEDWARR
Recvd: 07/15/11 10:30 2 pgs
Fees:13.00 Taxes:1443.00
20110715-0054195

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110600213

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
13th day of JULY, 2011

Notary Public

MY COMMISSION EXPIRES: 5-8-12

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN ERIC JOLLY 2512 OAKLAND AVENUE NASHVILLE, TN 37212	NEW OWNER	117-04-0-020.00

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,

M. DONALD HANCOCK , UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN ERIC JOLLY AND WIFE, CARINA JOLLY

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 south one-half of Lot No. 190, Plan of Lots called Belmont Heights, of record in Deed Book 421, Page 34, Register's Office for said County.

SAID Part of Lot No. 190 fronts 50 feet on the easterly side of Oakland Avenue and runs back between parallel lines, along the northerly margin of Sweetbriar Avenue, 175 feet to an alley in rear.

BEING the same property conveyed to M. Donald Hancock, unmarried, by Warranty Deed from William David Dyer and wife, Scarlette Dyer, dated 10/1/92 and recorded 10/2/92 in Book 8746, Page 862, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **2512 OAKLAND AVENUE, NASHVILLE, TN 37212**
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 our hands this 13th day of July, 2011.

M. Donald Hancock

M.DONALD 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 M.DONALD HANCOCK the bargainor(s) with whom I am personally acquainted or 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 and official seal at Nashville, Tennessee, this 13th day of JULY, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014