Davidson County	DEEDWARR
Recvd: 08/09/12 09:51	3 pgs
Fees:18.00 Taxes:1598.40	
20120809-0071036	

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012070023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $432,000.00

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of August, 2012.

Affiant

Notary Public Exp 7-5-16

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
William C. Hancock, Jr. 221 Harpeth Wood Drive Nashville, TN 37221	Avenue Bank New Owner 3823 Cleghorn Ave Nashville, TN 37215	143-060A-044.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bradley T. Phillips and wife, Maida A. Finch**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William C. Hancock, Jr. and Elizabeth C. Hancock, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Phase Two, Harpeth Trace Estates of record in Plat Book 5200, Page 556 through 558, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley T. Phillips and wife, Maida A. Finch by Warranty Deed from Sudhansu K. Dey and wife, Anjana Dey, of record in Instrument No. 20080609-0059052, Register's Office for Davidson County, Tennessee, dated June 3, 2008.

This is improved property known as **221 Harpeth Wood Drive, Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 7th day of August, 2012.

Bradley T. Phillips by Elizabeth Sikora as Attorney in Fact
Bradley T. Phillips by Elizabeth Sikora as his attorney in fact

Maida A. Finch by Elizabeth Sikora as Attorney in Fact
Maida A. Finch by Elizabeth Sikora as her attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this 7th day of August, 2012, before me personally appeared Elizabeth Sikora, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bradley T. Phillips and Maida A. Finch, and acknowledged that [s]he executed the same as the free act and deed of Bradley T. Phillips and Maida A. Finch.

Witness my hand, at office, on this 7th day of August, 2012.

_____
Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

