File # 24795-8
Box 14

Return to: John T. Cook, P.C.

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130037135 DEEDWARR
Recvd: 05/03/13 13:07 2 pgs
Fees: 13.00 Taxes: 1377.33
20130503-0044989

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$372,250.00**.

Emily F. Applegate
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2013.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Emily F. Applegate	**Avenue Bank**	**Map 104-14-0 Parcel 109-00**
2901 West Linden Avenue	**111 10th Avenue South, Ste 400**	
Nashville, TN 37212	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew T. Hancock and Lauren Hancock, husband and wife

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

Emily F. Applegate

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 westerly one-half of the easterly one-half of the northerly one-half of Lot No. 30 on the Plan of Belair, of record in Book 332, page 6,Register's Office for Davidson County, Tennessee, described as follows:

SAID part of said Lot No. 30 fronts 50 feet on the southerly side of West Linden and runs back between parallel lines, 192 feet to a dead line, measuring 50 feet theron.

BEING the same property conveyed to Matthew T. Hancock, by Deed dated November 11, 2003 from Shawn A. Faulkner and wife, Kimberly A. Faulkner, of record in Instrument No. 20031118-0167789, Register's Office for Davidson County, Tennessee.

LAUREN HANCOCK, spouse of the above named Matthew T. Hancock, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **2901 West Linden 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 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 **30th** day of **April, 2013.**

Matthew T. Hancock

Lauren Hancock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Matthew T. Hancock and Lauren Hancock,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **April, 2013.**

Notary Public

My Commission Expires: 2/13/17