BILL GARRETT, Davidson County
Trans:T20130044646 DEEDWARR
Recvd: 05/29/13 13:43 2 pgs
Fees:13.00 Taxes:2164.50
20130529-0054014

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31141
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-5-2015

(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATT HANCOCK, ET UX	TENNESSEE BANK & TRUST	130-05-0-071.00
(NAME) 134 TAGGART AVENUE	4007 HILLSBORO ROAD (NAME)	
(ADDRESS) NASHVILLE, TN 37205	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, BRIAN C. WILLE AND WIFE, SHANNON WILLE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATT HANCOCK AND WIFE, LAUREN C. HANCOCK,** 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 Lot No. 16 of Block G on the Map of the Second Revised Plan of Highlands of Belle Meade No. 2, Blocks E, F, G, H, and K, as of record in Book 1130, page 72, Register's Office for said County.

BEGINNING at a point in the northerly margin of Taggart Avenue at the common corner of Lots Nos. 15 and 16; thence northerly with the line between the lots 200 feet to a point in the southerly line of Lot No. 17; thence easterly with the line of Lot No. 17, 74.87 feet to a point in the westerly margin of Heady Drive; thence with the westerly margin of the same, 183.06 feet to a point at the beginning of a curve at the intersection of the Heady Drive and Taggart Avenue; thence around said curve southwesterly 37.5 feet to a point in the northerly margin of Taggart Avenue, thence with the same 113.73 feet to the beginning.

Being the same property conveyed to Brian C. Wille and Shannon Wille, husband and wife, from Christopher Sudekum Johnston by deed recorded March 30, 2010 of record as Instrument No. 20100330-0023729, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Highlands of Belle Meade No. 2 of record in Plat Book 1130, page 72 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **134 TAGGART AVENUE, NASHVILLE, TN 37205**
(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 our hands this 28 day of **May, 2013.**

BRIAN C. WILLE

SHANNON WILLE

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 **BRIAN C. WILLE** and **SHANNON WILLE**, the bargainors, 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 28 day of **May, 2013.**

My commission expires: May 5, 2015

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public