Davidson County DEEDWARR Recvd: 06/10/15 15:53 4 pgs Fees:23.00 Taxes:5903.91 **20150610-0055044**

#32347

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32347-04-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,595,650.00. Affiant Subscribed and sworn to before me this 8th day of Ju 2015 Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV. 3, 2015

WARRANTY DEED

Address New Owner: Darrin E.Yappen, Melanie P. Yappen 222 Carden Avenue Nashville, TN 37205	**Send Tax Bills To:** **Regions Bank dba Regions Mortgage** 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 130 09 0 155 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth N. Hancock and wife, Sherrie F. Hancock**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darrin E.Yappen and Melanie P. Yappen, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 407 W. Brookfield Dr., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of June, 2015.

Kenneth N. Hancock

Sherrie F. Hancock

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kenneth N. Hancock and Sherrie F. Hancock**, 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, at office, this 8th day of June, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 100 feet and 75 feet rear of Lot No. 2 and the easterly 25 feet front and 50 feet rear of Lot No. 3 of Block No. 3 on the Map of the Highlands of Belle Meade No. 1, as of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description of the property.

Said part of said Lot Nos. 2 and 3 front together 125 feet on the southwesterly side of Brookfield Drive and runs back 265 feet, more or less, on the easterly line and 245 feet, more or less, on the westerly line to a dead line and measure 125 feet thereon.

Being the same property conveyed to Kenneth N. Hancock and wife, Sherrie F. Hancock, by deed dated April 10, 1991, from Commercial Federal Mortgage Corporation, of record in Book 8331, page 208, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.
4. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1049, page 231, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

