Davidson County	DEEDWARR
Recvd: 02/17/16 14:15	3 pgs
Fees:18.00 Taxes:370.00	
20160217-0015057	

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2016.

Notary Public
My commission expires: 6-18-18

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

06-1602-76321

Address of New Owner:	Send Tax Bills to:	Tax Information:
Phillip A. Smith	New Owner	086-00-0-252.00
6617 Riverview Drive		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anthony Hancock and wife, Bethany Hancock**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Phillip A. Smith**, hereinafter called the Grantees, their successors 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. 3 on the Plan of Tulip Grove Road Subdivision, of record in Minute Book 4, Pages 502 and 503, Chancery Court Part III, Davidson County, Tennessee, to which reference is made for a more complete description. Reference is also made to the Final Decree in Minute Book 4, Page 497 (erroneously referred as Page 7 in prior deeds) of said Court.

Being the same property conveyed to Anthony Hancock and wife, Bethany Hancock by deed from Sara Lee Group, Inc., a Tennessee Corporation, dated October 30, 1997, recorded November 3, 1997, of record in Book 10666, Page 587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as: 0 Tulip Grove Road, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of February, 2016.

Anthony Hancock

Bethany Hancock

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Anthony Hancock and Bethany Hancock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 16th day of February, 2016.

Notary Public

My Commission expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Christi M. Johnston, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson[Name of Notary], a notary public for this county and state, Christi M. Johnston[Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

My Commission Expires: .....

{Notary' Seal}