WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Kitty G. Gilbert
Affiant

Subscribed and sworn to before me, this 29TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-17-19

(AFFIX SEAL)

ANNE-MARIE ENGLISH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Eric Hancock and Devan Daniel, husband and wife	Eric Hancock and Devan Daniel, husband + wife (NAME)	07614001400
1220 Firefly Road (ADDRESS)	1220 Firefly Rd. (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Roberta J. Kooshian, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric Hancock and Devan Daniel, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 67 ON THE PLAN OF THE RESUBDIVISION OF LOTS 62 THUR 68, NEW HOPE MEADOWS, PHASE II, AS OF RECORD IN PLAT BOOK 6200, PAGE 858, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROBERTA J. KOOSHIAN, UNMARRIED, BY DEED FROM JOHN WAYNE MINTER AND WIFE, TONI ANN MINTER FORMERLY KNOWN AS TONY ANN MACNEIL, OF RECORD IN INSTRUMENT NO. 20081001-0099758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PAMELA BURTON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ROBERTA J. KOOSHAIN, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO 20160512-0047218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1220 Firefly Rd., Hermitage, TN 37076
(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 my/our hand(s) this 29th day of April, 2016.

BILL GARRETT, Davidson County
Trans:T20160039555 DEEDWARR
Recvd: 05/12/16 09:03 2 pgs
Fees:13.00 Taxes:788.10
20160512-0047219

WARRANTY DEED
(Continued)

Roberta J. Kooshian

By: Pamela Burton Attorney in Fact
Pamela Burton, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 29th day of April, 2016, before me, a Notary Public, in and for said County and State, personally appeared Pamela Burton 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 Roberta J. Kooshian, acknowledged that such persons executed the same as the free act and deed of the said Roberta J. Kooshian

Witness my hand and seal, this 28th day of April, 2016.

Notary Public



My commission expires: 08-20-19

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072