BILL GARRETT, Davidson County
Trans:T20160045467 DEEDWARR
Recvd: 05/31/16 11:26 2 pgs
Fees:13.00 Taxes:354.83
20160531-0054299

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,900.00. Karen Heavener Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS May 27, 2016. Tammy D. Mellons Notary Public MY COMMISSION EXPIRES: 3/3/20 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0187

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Hancock and Amy Hancock	Farmington Mortgage	119140A/135.00CO
(NAME) 3840 Granny White Pike	(NAME) 2002 Richard Jones Road, Ste. 300A	
(ADDRESS) Nashville,TN 37204	(ADDRESS) Nashville, TN37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kimberly A. Hough, (formerly Kimberly A. Gipper, unmarried),** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Hancock and Don Hancock, wife and husband,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 135, Building J, on the Plan of Kingswood Condominiums according to Master Deed of record in Book 6058, page 320, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 520 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly A. Gipper, unmarried by Warranty Deed from Rachel M. Dwyer, unmarried, filed for record in September 17, 2008 at Instrument Number 20080917-0095128, said Register's Office. The said Kimberly A. Gipper having since married and is now known as Kimberly A. Hough.

Douglas Hough, spouse of Kimberly A. Hough, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, he may have to the property as listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2929 Selena Drive, #J135, Nashville, TN 37211**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the

title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **27th** day of **May, 2016**.

Kimberly A. Hough

Douglas Hough

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Kimberly A. Hough**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. and Douglas Hough DRH

Witness my hand and official seal on this the **27th** day of **May, 2016**.

NOTARY PUBLIC

My Commission Expires: 4-30-19

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY