BILL GARRETT, Davidson County
Trans:T20160051692 DEEDWARR
Recvd: 06/17/16 14:29 2 pgs
Fees:13.00 Taxes:777.00
20160617-0061879

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson TN
The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

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

Notary Public
My commission expires: 3-20-18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

13-1604-132554

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joel Hancock 549 Holt Valley Road Nashville TN 37221	Synovous 2204 Lakeshore Dr Birmingham AL 35209	128-11-0-025.11

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, **Mia Denise Decuir Wilson, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joel Hancock and Caitlan C. Hancock, husband and wife**, 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. 17, on the Plan of Holt Meadows, of record in Book 4300, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mia Denise Decuir, unmarried by deed from Saleem M. Abdy, married, dated October 25, 2005, recorded October 27, 2005, of record in Instrument No. 20051027-0129918, Register's Office for Davidson County, Tennessee.

This subject property is neither the principal residence of grantor nor her spouse or any dependent.

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 improved property known as 549 Holt Valley Road, Nashville, TN 37221.

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 17 day of June, 2016.

Mia Denise Decuir Wilson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mia Denise Decuir Wilson**, 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 ~~Murfreesboro, TN~~ Columbia MO, this 15th day of June, 2016.

State of ~~Tennessee~~ at Large
Missouri

My Commission expires: MAY 21, 2020

JOHN F. KADLEC
Notary Public - Notary Seal
State of Missouri, Boone County
Commission Number 12451044
My Commission Expires May 21, 2020