WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160066426 DEEDWARR
Recvd: 08/02/16 12:43 3 pgs
Fees: 18.00 Taxes: 2682.50
20160802-0079718

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2016.

Notary Public

My commission expires: 7/8/19

(AFFIX SEAL)

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jason Hancock Amy Hancock	Farmington Mortgage	Map 144-03-0 Parcel 036.00
1097 Lynnwood Boulevard	2002 Richard Jones Rd, Ste 300A	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Fred M. Westfield, unmarried, individually, and Fred M. Westfield, Steven J. Nochlin, and Keith E. Nochlin, as Co-Trustees of the Joyce A. Westfield Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Hancock and Don Hancock, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 51 on the Plan of Chickering Hills, Section 2, of record in Book 2331, Page 137, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Fred M. Westfield and wife, Joyce H. Westfield by Deed dated March 25, 1969 from Harry J. Bandy, Jr. and wife, Mae D. Bandy, of record in Book 4320, Page 502, and further conveyed to Fred M. Westfield and Joyce H. Westfield, as equal tenants in common without right of survivorship by Quitclaim Deed dated August 13, 2006 from Fred M. Westfield and spouse, Joyce H. Westfield, of record in Instrument No. 20060815-0100296, Register's Office for Davidson County, Tennessee. The said Joyce H. Westfield, also known as Joyce A. Westfield, having died on May 15, 2012, and by the Last Will and Testament of Joyce A. Westfield probated in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Case No. 12P-819, Fred M. Westfield was appointed Executor with power to convey said property. The said property was further conveyed to Fred M. Westfield, Steven J. Nochlin, and Keith E. Nochlin, Co-Trustees, and their successors in trust, of the Joyce A. Westfield Family Trust, an undivided fifty percent (50%), tenant in common interest by Executor's Deed dated July 23, 2014 from Fred M. Westfield, Executor of the Estate of Joyce A. Westfield, of record in Instrument No. 20140724-0065692, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2331, Page 137, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6303, Page 757, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as 1097 Lynnwood Boulevard, Nashville, TN 37215

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 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 July, 2016.

Fred M. Westfield, individually

Keith E. Nochlin, Co-Trustee of the Joyce A. Westfield Family Trust

Fred M. Westfield, Co-Trustee of the Joyce A. Westfield Family Trust

Steven J. Nochlin, Co-Trustee of the Joyce A. Westfield Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Fred M. Westfield, individually,** the within named seller, 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 and official seal at Nashville, Tennessee, this 29th day of July, 2016.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Fred M. Westfield, Co-Trustee of the Joyce A. Westfield Family Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2016.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Colorado)
COUNTY OF Arapahoe)

Personally appeared before me, a Notary Public of said County and State, **Keith E. Nochlin, Co-Trustee of the Joyce A. Westfield Family Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Aurora (city), Colorado (state), this 29th day of July, 2016.

Notary Public

My Commission Expires: Dec 4, 2018

RACHEL LEIGH KARAN
Notary Public
State of Colorado
Notary ID 20144046213
My Commission Expires Dec 4, 2018

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Steven J. Nochlin, Co-Trustee of the Joyce A. Westfield Family Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (city), _____ (state) this 29th day of July, 2016.

Notary Public

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 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 July, 2016.

Fred M. Westfield, individually

Fred M. Westfield, Co-Trustee of the Joyce A. Westfield Family Trust

Keith E. Nochlin, Co-Trustee of the Joyce A. Westfield Family Trust

* Steven J. Nochlin, Co-Trustee of the Joyce A. Westfield Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Fred M. Westfield, individually,** the within named seller, 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 and official seal at Nashville, Tennessee, this 29th day of July, 2016.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Fred M. Westfield, Co-Trustee of the Joyce A. Westfield Family Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 2016.

Notary Public
My Commission Expires: 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Keith E. Nochlin, Co-Trustee of the Joyce A. Westfield Family Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (city), _____ (state), this 29th day of July, 2016.

Notary Public

My Commission Expires: _____

* STATE OF Kansas)
COUNTY OF Johnson)

Personally appeared before me, a Notary Public of said County and State, **Steven J. Nochlin, Co-Trustee of the Joyce A. Westfield Family Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Merriam (city), Kansas (state) this 29th day of July, 2016.

David D Brooks

Notary Public

My Commission Expires: 3/15/17

NOTARY PUBLIC OFFICIAL SEAL STATE OF KANSAS
APRIL D. BROOKS
MY COMMISSION EXPIRES
3/15/17