WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20160082373 DEEDWARR
Recvd: 09/20/16 11:19 2 pgs
Fees: 13.00 Taxes: 2238.50
20160920-0098821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF September, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Sims and Maia Woodhouse	new owner	
(NAME)	(NAME)	117-16/149
3840 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DON JASON HANCOCK AND AMY E. HANCOCK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN SIMS AND MAIA WOODHOUSE,*** 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: *Husband and wife

Land in Davidson County, Tennessee, being part of Block No. 36 in the Subdivision of land purchased by O.F. Noel of the Chancery Court of Davidson County, December 21, 1874, as of record in Book 40, Page 485, Register's Office for Davidson County, Tennessee, said subdivision being known as "Noelton", and more particularly described as follows:

Beginning at a stone in the East margin of the Granny White Turnpike 105 feet Northward from the Northeast corner of said Turnpike and Ninth Avenue; running thence Northward with the east margin of said pike 105 feet to a stone; thence eastwardly 210 feet to a stone; thence Southwardly 105 feet "parallel with said Pike" to a stone; thence Westwardly 210 feet to the beginning.

Being the same property conveyed to Don Jason Hancock and Amy E. Hancock, husband and wife by deed from Jean Hammond Howard, Devisee, dated December 2, 1998, of record in Book 11241, Page 917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes; and All matters appearing of record in Book 40, Page 485, said Register's Office.

unimproved
This is improved x property, known as 3840 Granny White Pike, Nashville, TN 37204
(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 hand this 16 day of September, 2016

DON JASON HANCOCK

Amy E. Hancock

AMY E. HANCOCK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Jason Hancock and Amy E. Hancock, the bargainors, 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 16th day of September, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019