WARRANTY DEED

mail

Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 354,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016

Notary Public:

MY COMMISSION EXPIRES: 3/21/18
(AFFIX SEAL)

TIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires MARCH 21, 2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lewis Kyle Hancock	Same	Parcel ID:
4344 Oakcrest Lane		086040A01800
Hermitage, TN 37076		

FOR AND IN 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

Homer W. Carter, Jr. and wife, Constance K. Carter

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lewis
Kyle Hancock and Brelyn Hancock, husband and wife

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:

BEING Lot No. 31, on the Plan of Oakcrest, Phase 1B, as of record in Plat Book 6900, Page 385, amending Plat Book 6900, Page 384, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Homer W. Carter, Jr. and wife, Constance K. Carter by deed from Frank Batson Quality Homes, Inc. of record in Book 7703, Page 29, said Register's Office, dated November 10, 1988.

This conveyance is subject to Restrictive Covenants of record in Book 7308, Page 874 amended in Book 8277, Page 830, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 385 amending Plat Book 6900, Page 384, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4344 Oakcrest Lane, Hermitage, TN 37076

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 our hands this 30th day of November, 2016.

Homer W. Carter, Jr.

Constance K. Carter

BILL GARRETT, Davidson County
Trans:T20160106105 DEEDWARR
Recvd: 12/02/16 11:16 2 pgs
Fees:13.00 Taxes:1311.28

20161202-0126606

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 Homer W. Carter, Jr. and Constance K. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.