Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170001274 DEEDWARR
Recvd: 01/05/17 14:29 2 pgs
Fees:13.00 Taxes:1470.75
20170105-0001490

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $397,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2016.

Notary Public

My commission expires: 6-19-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Frank LaRocca	new owner	
703 Maplewood Lane	←	061-06-0-030-.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MASONHOPE COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK LAROCCA, UNMARRIED**, 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:

Tract 1:

Being the Southeast part of Lot No. 2 on the map showing the subdivision of part of the William Bradford Land, as of record in Book 547, Page 91, Register' s Office for Davidson County, Tennessee , described as follows:

Said part of said lot fronts 94 feet on the North side of Maplewood Road or Lane and runs back between parallel lines as measured from the center line of said Maplewood Road or Lane 375 feet along the common line between lots Nos. 1 and 2, to a dead line in the rear. (This is the same description as in Book 1195, age 235, Register' s Office for Davidson County, Tennessee.)

Tract 2:

Being part of Lot No. 2 on the map showing the subdivision of part of the William Bradford Land, as of record in Book 547, Page 91, Register' s Office for Davidson County, Tennessee, described as follows:

Beginning at a spike in the center of Maplewood Lane at the South East comer of the tract or parcel of land conveyed to us by said deed from Mamie Crain Hardy and Husband; running thence North 2 degrees 45 West 166 feet to a point .5 feet West of corner of Rock Wall; thence North 77.5 degrees East 10.8 feet to a stake; thence North 7 degrees 45' East 103.18 feet to a fence post in the line between our lands and those of said A.W. Simpkins and wife thence with said line South 3 degrees 30' West 271.5 feet to the spike in the center of Maplewood Lane, the point of Beginning. (This is the same description as in Book 1260, page 475, Register' s Office for Davidson County, Tennessee.)

Being the same property conveyed to David Byrd and Holly Byrd by Warranty deed from Martin Crumb and Tanya M. Crumb of record in Instrument No. 200001240007703 Register's Office for Davidson County, Tennessee, dated January 12, 2000 and recorded on January 24, 2000.

David Byrd and Holly Byrd were divorced, Final Judgment of Divorce recorded at Instrument 20140113-0003213. It is ordered that the property is awarded to David Byrd and Holly Byrd is divested of any interest therein.

David Allen Byrd died January 7, 2014, leaving children Nathan Pressley Byrd, David Tyler Byrd and Catherine Loraine Byrd. His will having been probated at Docket No. 14P76. There are petitions for Guardianship for Appointment of Guardian of his three children at Docket Nos. 14P1034, 14P1035, and 14P1036. David R. Huffman was named Administrator of the Estate of David Allen Byrd and Robert Conklin and Pamela Conklin were named Guardians for Nathan Pressley Byrd, David Tyler Byrd, and Catherine Loraine Byrd.

Being the same property conveyed to Mason Hope Company LLC, a Tennessee Limited Liability Company by Warranty deed from David R. Huffman, administrator for the Estate of David Allen Byrd of record in Instrument No. 20150127-0007817 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 27, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 703 Maplewood Lane, Nashville, TN 37216.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of December, 2016.

Masonhope Company, LLC, a Tennessee Limited Liability Company

Jonathan Jones, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Masonhope Company, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of December, 2016.

Notary Public

My Commission Expires: 7-2-18

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018