G#29731-2

BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045390 DEEDWARR
Recvd: 05/30/17 09:32 2 pgs
Fees:13.00 Taxes:898.73
20170530-0053131

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$242,900.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2017.

Notary Public

My commission expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(AFFIX SEAL)

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
Jesse N. Riggs and Maureen H. Riggs	**"New Owners"**	**172120B11300CO**
2728 Call Hill Road		
Nashville, TN 37211		

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, I,

John Alan Hancock, a married man

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

Jesse N. Riggs and Maureen H. Riggs, 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:

LAND in Davidson County, Tennessee, being Lot No. 496 on the Plan of the Resubdivision of Lots 495 & 496, Section Seven, Bradford Hills, of record in Book 6050, Page 491, 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 the same property conveyed to Michael G. Hancock by Warranty Deed dated May 8, 1992, from Claridge Builders, Inc., of record in Book 8624, Page 978, Register's Office for Davidson County, Tennessee. The said Michael G. Hancock died November 11, 2016, leaving a Last Will and Testament jof Michael Gray Hancock dated January 19, 1983, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 16P-1965 (the "Will"). The said Michael G. Hancock being one and the same person as Michael Gray Hancock ("MGH"). Pursuant to the provisions of the said Will, the property is vested to his mother, Gwen Gray Hancock. Per the Order to Close Estate Without Detailed Accounting, MGH's only sibling, his brother, John Alan Hancock, is the sole heir and beneficiary of the Estate, Gwen Gray Hancock, having predeceased MGH on May 29, 2010, and his father, Jack Arnet Hancock, having signed and filed a Disclaimer of Interest in the Estate, and further, MGH having no surviving spouse, children or other siblings. Said Order to Close Estate, further vested the herein property to John Alan Hancock, pursuant to the Last Will and Testament and the Tennessee intestate laws and the laws of descent and distribution. The said Jack Arnet Hancock, a single person, conveyed his interest to John A. Hancock, by Quitclaim Deed dated December 9, 2016, of record in Instrument No. 20170403-0032481, said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN OR HIS SPOUSE.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6050, Page 491, Register's Office for Davidson County, Tennessee;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7690, Page 260, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions for Bradford Hills, of record in Book 8069, Page 170, and made applicable to Section Seven in Book 8522, Page 853, Register's Office for Davidson County, Tennessee;

4) By-Laws of Bradford Hills Homeowners Association, Inc., of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee;

5) Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, Page 520, said Register's Office;

6) Conveyance of Common Area to Bradford Hills Homeowners Association, Inc. of record in Book 9779, Page 672, Register's Office for Davidson County, Tennessee;

7) All matters shown on the Boundary Plats of record in Book 7900, Page 6, and in Book 7900, Page 110, said Register's Office;

8) Clearance Permit to Southern Bell Telephone and Telegraph Company of record in Book 1113, Page 606, and in Book 1318, Page 440, said Register's Office;

9) Deeds of Conveyance for Water and Sewer Mains of record in Book 8377, Page 769, and in Book 8377, Page 808, Register's Office for Davidson County, Tennessee; and,

10) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **2728 Call Hill Road, Nashville, TN 37211**.

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 **23rd** day of **May, 2017.**

John Alan Hancock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Alan Hancock,** 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 **23rd** day of **May, 2017.**

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/17/21