Davidson County DEEDWARR
Recvd: 07/06/17 12:51 2 pgs
Fees:13.00 Taxes:739.82
20170706-0068012

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$199,950.00.**

Affiant

Subscribed and sworn to before me this 30 day of June, 2017.

Notary Public
My Commission expires: 1/8/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
August Sommers	Hancock Mortgage Partners, LLC	173-09-0-A-171.00CO
7516 Lords Chapel Drive	One Sugar Creek Center Blvd, Ste 1000	
Nashville, TN 37211	Sugar Land, TX 77478	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The Lords Chapel Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **August Sommers**, a sinlge woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Section Three Lenox Village, as of record in Plat Book INstrument Number 20030808-0113189, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andy Maloney, as Trustee for The Lords Chapel Trust, from Michael Scott Fields and Reagan Fields, by deed on May 19, 2017, of record in Instrument Number 20170525-0051948, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for The Lords Chapel Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20030808-0113189, Register's Office Davidson County, Tennessee.
- Master Deed, By-Laws, covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20020315-0032826, 20020315-0032825; Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20010103-0000902 and corrected in Instrument Number 20010822-0090889, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7361, page 230; and Instrument Number 20020408-0042676, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7516 Lords Chapel Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 30, 2017.

The Lords Chapel Trust

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, Successor Trustee** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 30, 2017

My commission expires 5-5-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON JENDRICK

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.