Bill Garrett Davidson County
Batch# 22372 DEEDWARR
11/06/2017 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $601.25
20171106-0113689

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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Nashville, TN 37203
615.414.1368 fax 615.915.4964
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SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $162,500.00.

Affiant

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

Notary Public
My commission expires: ~~11/04/18~~ 3/13/21
SB

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
MUSIC CITY FINANCIAL, LLC 4878 JONQUIL DRIVE NASHVILLE, TN 37211	NEW OWNER	133-16-0 175.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRI LAYNE HOCKENSMITH, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **MUSIC CITY FINANCIAL, LLC,** hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF WELCH MEADOWS, SECTION ONE, AS OF RECORD IN BOOK 3700, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE FOR COMPLETE DSCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TERRI LAYNE HOCKENSMITH, UNMARRIED, BY QUITCLAIM DEED FROM TRACY LYNNALICE HOCKENSMITH, DATED October 24, 2017, OF RECORD IN INSTRUMENT NO. 20171024-0108888, OFFICE OF REGISTER OF DEEDS OF DAVIDSON COUNTY, TENNESSEE.

FURTHER, BEING THE SAME PROPERTY CONVEYED TO CALVIN G. HOCKENSMITH JR. AND GLADYS G. HOCKENSMITH, BY WARRANTY DEED DATED NOVEMBER 18, 1966 OF RECORD IN BOOK 4079, PAGE 354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID CALVIN G. HOCKENSMITH DIED ON OCTOBER 6, 2005 LEAVING GLADY G. HOCKENSMITH AS HIS SURVIVING TENANT BY THE ENTIRETY. THE SAID GLADYS G. HOCKENSMITH DIED ON JUNE

19, 2011. THE ESTATE OF GLADYS G. HOCKENSMITH BEING PROBATED IN THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE, DOCKET NO P6195. LETTERS TESTAMENTARY BEING ISSUED TO TERRI LYNN HOCKENSMITH. TERRI LYNN HOCKENSMITH AND TRACY LYNNALICE HOCKENSMITH BEING THE DEVISEES OF GLADY G. HOCKENSMITH.

This is improved property known as 4878 JONQUIL DRIVE, 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 Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 27th day of OCTOBER, 2017.

TERRI LAYNE HOCKENSMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, TERRI LAYNE HOCKENSMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 27th day of OCTOBER, 2017.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18

(Seal)

BRIAN PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY