Bill Garrett Davidson County
Batch# 41311 DEEDWARR
12/27/2017 11:04:27 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20171227-0131111

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Richard D. Hancock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adebisi Obeyingbo and Betty Obeyingbo	Adebisi Obeyingbo and Betty Obeyingbo	09204011300
(NAME) 1302 Jackson Street	(NAME) 1302 Jackson Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
RICHARD D. HANCOCK AND CYNTHIA NORTON AND FREDERICK D. HANCOCK, DEVISEES UNDER THE WILL OF RICHARD HANCOCK,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ADEBISI OBEYINGBO AND BETTY OBEYINGBO, 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 part of Lot No. 59 on the Plat of Thomas Harding's First Addition to Nashville, as of record in Book 19, page 241, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Richard Hancock by deed from Jackson Street Church of Christ, of record in Book 6822, Page 694, dated April 7, 1986, Register's Office for said County. The said Richard Hancock died testate on January 18, 2002 and the Will was admitted to Probate as Probate No. 02P-1303 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Richard Hancock. See also Executrix's Deed of record in Instrument 20030312-0033153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 19, Page 241, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 1302 Jackson Street, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Power of Attorney in Instruments _____ and _____,
in said County.

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 22nd day of December, 2017.

Richard D. Hancock

Cynthia Norton by Danielle Norton, Attorney in Fact

Cynthia Norton by Danielle Norton, Attorney in Fact

Frederick D. Hancock by Richard D. Hancock, Attorney in Fact

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 Richard D. Hancock, 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 December 22, 2017.

My Commission Expires: 7.2.18

Notary Public

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

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, Danielle Norton, 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 on behalf of Cynthia Norton as his/her/their Attorney in Fact as the free act and deed of the within named Cynthia Norton.

Witness my hand and official seal at Nashville, Tennessee, the December 22, 2017.

My Commission Expires: 7.2.18

Notary Public

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

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, Richard D. Hancock, 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 on behalf of Frederick D. Hancock as his/her/their Attorney in Fact as the free act and deed of the within named Frederick D. Hancock

Witness my hand and official seal at Nashville, Tennessee, the December 22, 2017.

My Commission Expires: 7.2.18

Notary Public

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