WARRANTY DEED

Bill Garrett Davidson County
Batch# 54897 DEEDWARR
02/05/2018 10:56:04 AM 2 pgs
Fees: $13.00 Taxes: $621.81

20180205-0011356

MST 2018-0107

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,055.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Feb, 2018

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Cain Hancock	Joshua Cain Hancock	081-11-0-128.00
(NAME)	(NAME)	
101 Donnawood Court	101 Donnawood Court	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cheryl Booth, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Cain Hancock, a married man,** 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. 50 on the Plan of S. A. Champion's Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 50 fronts 50 feet on the Southerly side of Osage Street, and runs back parallel between lines 150 feet to an alley.

Being the same property conveyed to Robert E. Booth, Jr. and wife, Cheryl Booth by Warranty deed from Marjorie Tansil and husband, Kenneth Tansil of record in Instrument No. 20000606-0056146 Register's Office for Davidson County, Tennessee, dated May 24, 2000 and recorded on June 06, 2000. Robert E. Booth, Jr. having since died on October 11, 2017, said property vested to Cheryl Booth by operation of law.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 161, Page 132, and Book 21, Page 80, Register's Office for Davidson County, Tennessee.

This property, known as 2107 Osage Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 1 DAY OF February, 2018.

Cheryl Booth

Cheryl Booth

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Booth, with whom I am personally acquainted (or provided 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, this the 1 day of February, 2018.

Notary Public

My Commission Expires: 5-27-2019

(SEAL)

