Bill Garrett Davidson County
Batch# 891C2 DEEDWARR
05/07/2018 09:52:43 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180507-0043269

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:

5/17/2021 (AFFIX SEAL)

DEBRA A. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Lynn McNichols, an unmarried man and Sara Beth Rose, an unmarried woman, tenants in common with rights of survivorship	Interlinc Mortgage Services, LLC	
4212 Longfellow Drive (ADDRESS)	10613 West Sam Houston Pkwy, N Ste. 200 (NAME) (ADDRESS)	062-02-0B-266.00-CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Houston, TX 77064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brian Hancock, a single man and Jennifer Poyntz, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terry Lynn McNichols, an unmarried man and Sara Beth Rose, an unmarried woman, tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that 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. 250 ON THE PLAN OF ABBINGTON PARK, PHASE TWO, SECTION 1, AS OF RECORD IN INSTRUMENT NO. 20081008-1012227 AND REVISED IN INSTRUMENT NO.20081024-0106746 AND BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NUMBER 20081030-0108211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN HANCOCK, A SINGLE MAN AND JENNIFER POYNTZ, A SINGLE WOMAN BY WARRANTY DEED FROM CELEBRATION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20151012-0103716 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4212 Longfellow Drive, Nashville, TN 37214
(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 30th day of April, 2018.

WARRANTY DEED
(Continued)

Brian Hancock

Jennifer Poyntz

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Hancock, a single man and Jennifer Poyntz, a single woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072