Return To: 19-2104
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 205947 DEEDWARR
03/14/2019 10:53:35 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20190314-0023440

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 9-6-20

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dale R Stoops<br>Ashley Stoops | Pinnacle Bank | 07511006900 |
| (NAME) | (NAME) | |
| 657 Mercer Drive | 150 3rd Ave South Ste 900 | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Nashville TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hancock Investment Properties, LLC a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashley Stoops and Nathan Dale Stoops, wife and husband and Dale Stoops, 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. 402 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hancock Investment Properties LLC, a Tennessee limited liability company, by deed of record in Instrument NO. 20180924-0094216 Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 657 Mercer Drive, Hermitage, TN 37076
(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 hands this 12th day of February, 2019.

Hancock Investment Properties, LLC, a Tennessee
limited liability company

By: Rhonda Hancock, authorized agent 2/12/19
Rhonda Hancock, Authorized Agent

State of Tennessee
County of Sumner

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Rhonda Hancock with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent for Hancock Investment Properties, LLC a Tennessee limited liability company, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of Hancock Investment Properties, LLC a Tennessee limited liability company by herself as Authorized Agent.

WITNESS my hand and seal this 12th day of February, 2019.

Notary Public
My Commission Expires: 1-24-22

File No.: 13706

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022