File 31954-8 Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621033

Karen Johnson Davidson County
Batch# 250567 DEEDWARR
07/01/2019 09:12:02 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20190701-0063381

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00 ~~$574,080.00~~

Affiant

Subscribed and sworn to before me, this 27th day of June, 2019.

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: Jan 3, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Knox and Anna Kelly Friedman 221 Harpeth Wood Drive Nashville TN 37221	Legacy Home Loans 4004 Hillsboro Pike Suite 216 B Nashville, TN 37215	Tax Parcel ID No. 143-06-0A-044.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William C. Hancock, Jr. and Elizabeth Hancock, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Knox and Anna Kelly Friedman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Phase Two Harpeth Trace Estates, of record in Plat Book 5200, pages 556 through 558 inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM C. HANCOCK, JR. and ELIZABETH C. HANCOCK, HUSBAND AND WIFE, by deed from BRADLEY T. PHILLIPS and wife, MAIDA A. FINCH, of record in Instrument No. 20120809-0071036, dated August 7, 2012, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 143-06-0A-044.00 CO.

Matters shown on the Plan of record in Plat Book 5200, pages 556-558, said Register's Office. Restrictive Covenants contained in instrument of record in Book 5120, page 208 and amended in Book 5120, page 918, Book 5178, page 138, Book 5182, page 767 and Book 5182, page 769, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5380, page 357 and supplemented in Book 6094, page 718, said Register's Office.

This is improved property located at 221 Harpeth Wood Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2019.

William C. Hancock, Jr.

Elizabeth C. Hancock by William C. Hancock, her 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, William C. Hancock, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Elizabeth C. Hancock and that he is authorized by Elizabeth C. Hancock to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of June, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022