WARRANTY DEED

Karen Johnson Davidson County
Batch# 273597 DEEDWARR
08/19/2019 03:51:10 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190819-0083112

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2019

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23

(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
John Wood	John Wood	10504039500 10504011600
(NAME)	(NAME)	
38 & 40 Shepard Street	1260 Martin St., Apt. 212	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37203	
(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 **John Wood and Robert M. Fletcher, a married couple,** 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:

Tract 1:

Land in Davidson County, Tennessee, being the westerly one-half of Lot Number 26 on the Plan of John Trimble's Addition, of record in Plat Book 57, page 53, in the Register of Deeds Office for Davidson County, Tennessee.

Said westerly one-half of Lot Number 26 fronts 25 feet on the northerly side of Tennessee, now Shepard Street, and extends back northerly between lines about 127 feet, more or less, on its easterly line and 128.6 feet, more or less, on it westerly line to a line in the rear measuring 25 feet, more or less, to an alley.

Tract 2:

Lot Number 25 is set out below:
Land in Davidson County, Tennessee, being the easterly one-half of Lot Number 25 on the Plan of John Trimble's Addition, of record in Plat Book 57, page 53, in the Register of Deeds Office for Davidson County, Tennessee.

Said easterly part of Lot Number 25 fronts 25 feet on the northerly side of Date, formerly Shepherd or Tennessee Street, and runs back 129.9 feet, more or less, on the westerly line and runs back 128.6 feet, more or less, on

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-19-40

the easterly line to a line in the rear measuring 25 feet, more or less, to an alley.

Being the same property conveyed to Hancock Investment Properties, LLC a Tennessee limited liability company, by deed of record in Instrument No. 20190530-0051198, 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 38 & 40 Shepard Street, Nashville, TN 37210
(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 15th day of August, 2019.

Hancock Investment Properties, LLC a Tennessee
limited liability company

By: Joshua Hancock, Sole Director

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 15th day of August, 2019.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020