WARRANTY DEED

Karen Johnson Davidson County
Batch# 333164 DEEDWARR
12/23/2019 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20191223-0132077

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MORGAN O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Betty Fine and Charles R Fine Lance E Perlas	Consumer Credit Union	
(NAME)	(NAME)	09708001600
4012 Lake Parkway	4005 E. Morris Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Morristown TN 37813	
(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, **Clifton Hancock IV and Tiffany Hancock, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Betty Fine and husband Charles R Fine, Lance E Perlas, umarried ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 on the Plan of Lake Park, Section 1, as of record in Plat Book 4175, Page 134 and 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clifton Hancock IV and Tiffany Hancock by virtue of that certain Warranty Deed dated December 11, 0114, and being of record at Instrument No. 20141217-0115306 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4175, Page 134 and 135, Book 4429, Page 577 and Book 4516, Page 251, Book 4669, Page 746 and Book 9949, Page 538, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4012 Lake Parkway 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 hand this 12th day of December, 2019.

Clifton Hancock IV

Tiffany Hancock

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Clifton Hancock IV and Tiffany Hancock**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2019.

Notary Public
My Commission Expires: 1-8-22



CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY
(SEAL)
WILSON COUNTY