WARRANTY DEED



File #14647

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Cramer	New Owner	11911005500
(NAME)	(NAME)	
2713 Mashburn Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 **Benjamin Cramer,** 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:

All that tract or parcel of land located in Davidson County, Tennessee, being Lot No. 67 on the Map of Mashburn Heights, as of record in Plat Book 1835, Page 1, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description.

Beginning at a point in the east margin of Mashburn Road at the corner of Lots 67 and 68; thence with the line between said lots easterly 130 feet to the corner of Lot 66; thence with the line between lots 66 and 67, southerly 117.4 feet to the north margin of Ennis Road; thence with the margin of the same, westerly 149.2 feet to a concrete monument and continuing westerly 3.5 feet to another concrete monument at the beginning of the curve; thence around said curve northwesterly 36.1 feet to the east margin of Mashburn Road; thence with the margin of the same, northerly 78.3 feet to the beginning.

Being the same property conveyed to Hancock Investment Properties, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20191211-0127678, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2713 Mashburn Road, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 379408 **DEEDWARR**
03/30/2020 12:23:26 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20200330-0033934

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 27th day of March, 2020.

Hancock Investment Properties, LLC

By: Joshua Hancock, sole member

State of Tennessee
County of Sumner

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 member of Hancock Investment Properties, LLC a Tennessee Limited Liability Company and that he as such sole member 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 member.

WITNESS my hand and seal this 27th day of March, 2020.

Notary Public
My Commission Expires: _____

File No.: 14647

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