THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426737

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $100,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2020.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC J. ANDERSON DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2

Karen Johnson Davidson County
Batch# 406787 DEEDWARR
05/27/2020 02:49:59 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20200527-0054636

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hancock Investment Properties, LLC 214 Old Hickory Boulevard Apt 87 Nashville TN 37221	New Owner	Tax Parcel ID No. 142-04-0A-087.00 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, **Keith D. Batey, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hancock Investment Properties, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its 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 Unit No. 87 in a Horizontal Property Regime located on the Plat of Belle Forrest, of record in Book 5200, Page 167, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BUFORD A. BATEY AND WIFE, MARY H. BATEY, by deed from FIRST AMERICAN NATIONAL BANK, of record in Book 8844, page 587 , dated January 20, 1993 , said Register's Office.

Being the same property conveyed to KEITH D. BATEY, by deed from BUFORD A. BATEY AND WIFE, MARY H. BATEY, of record in Instrument No. 20090109-0002374 , dated January 6, 2009 , 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 2020 and subsequent years for Map-Par. 142-04-0A-087.00 CO.

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 5438, page 699, Book 6896, page 144, Instrument No. 20090819-0078072, said Register's Office.

By-Laws of record in Book 6082, page 866 and Instrument No. 20020321-0034877, said Register's Office.

Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and in Instrument No. 20150618-0058446, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, page 167, said Register's Office.

This is improved property located at 214 Old Hickory Boulevard Apt 87 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 22nd day of May, 2020.

Keith D. Batey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith D. Batey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2020.

Notary Public

My Commission Expires:

