(1)

WARRANTY DEED	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of September, 2020 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

mail to: BRIDGEHOUSE TITLE LLC
342 COOL SPRINGS BLVD.
STE. 202
FRANKLIN, TN 37067

ANGEL B. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry Leonard Hancock Jr. and Courtney Williams Hancock	Jerry Leonard Hancock Jr. and Courtney Williams Hancock	116-14-0-054.00
(NAME)	(NAME)	
3606 Bellwood Ave	3606 Bellwood Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 473086 **DEEDWARR**
09/10/2020 12:07:17 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20200910-0103246

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, **Belle Meade Real Estate, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Leonard Hancock Jr. and Courtney Williams Hancock, husband and wife,** 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:

Being Lots Nos. 17 and 18 on the Map of Bellemeade Subdivision, as of record in Book 1130, page 3, Register's Office for said County. Said Lots adjoin and front together 120 feet on the south side of Paddock Lane and run back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Peter E. Sinclair-Whitley, unmarried, by Warranty Deed from John J. Archer and wife, Myrtle Ann Meiers Archer, dated November 1, 1989, of record in Book 7974, page 715, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Belle Meade Properties, LLC, by Quitclaim Deed from Peter Sinclair-whitely, dated June 18, 2007, of record in Instrument No. 20070816-0098171, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Linda Sinclair-Whitely by Quitclaim Deed from Peter Sinclair-Whitely and Belle Meade Properties, LLC, dated April 10, 2014, of record in Instrument No. 20140422-0033651, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Belle Meade Real Estate, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Linda Sinclair-Whitely, dated August 8, 2014, of record in Instrument No. 20140822-0076946, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 213 Paddock Lane, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 1130,

page 3; restrictions of record in Book 1066, page 618; all of record in the Register's Office for Davidson County, Tennessee.

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 4th day of September, 2020.

Belle Meade Real Estate, LLC, a Tennessee limited liability company

By: Linda Sinclair-Whitely
Its: Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Linda Sinclair-Whitely, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Sole Member of Belle Meade Real Estate, LLC, and that she as such Sole Member, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Sole Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 4th day of September, 2020.

Notary Public
My Commission Expires:

File No.: 32472

