15083

WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to.

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
Mark Francisco	NEW OWNER	142040a08700co
(NAME)	(NAME)	
214 Old Hickory Blvd, 87		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 473793 DEEDWARR
09/11/2020 10:27:27 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20200911-0103699

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/WR, **Hancock Investement Proprties, LLC a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Francisco,** 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:

Land in Davidson County, 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 for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hancock Investment Properties, LLC a Tennessee limited Liability Company, by deed of record in Instrument No. 20200527-0054636, 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 214 Old Hickory Blvd, 87, Nashville, TN 37221
(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 10th day of September, 2020.

Hancock Investment Properties

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 SOLE Member of Hancock Investment Properties and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of Hancock Investment Properties.

WITNESS my hand and official seal Sumner, Tennessee, this the 10th day of September, 2020.

_____
Notary Public

Commission expires; _____

File No.: 15083

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STATE OF TENNESSEE NOTARY PUBLIC
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