NEW OWNER:

MSC LANDS, LLC
5760 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
File No. 20-1487

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 484481 **DEEDWARR**
09/28/2020 10:55:53 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200928-0111139

Map ID #121-00-0-203.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY THOUSAND and 00/100 DOLLARS ($330,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **VICTOR L. HOCKETT** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MSC LANDS, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the 13th Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in the 13th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point, this point being an iron pin in the Eastern boundary of Pleasant Hill Road in the Northwestern corner of the Carvin property; thence along the Eastern boundary of Pleasant Hill Road North 9 degrees 47 minutes East 208.42 feet to an iron pin; thence South 79 degrees 58 minutes East 649.90 feet to an iron pin; thence South 21 degrees 42 minutes West 213.02 feet to an iron pin; thence North 79 degrees 57 minutes West 605.97 feet to an iron pin, this being the point of beginning and containing 3.00 acres, more or less.

Being the same property conveyed to VICTOR L. HOCKETT by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated August 28, 2013, of record in Instrument Number 20130930-0102176, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY having an address of 1436 Pleasant Hill Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors heirs and assigns, in fee simple, forever.

GRANTOR covenants and binds himself and his successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons whatsoever.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 25th day of September, 2020.

VICTOR L. HOCKETT

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **VICTOR L. HOCKETT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of September, 2020.

NOTARY PUBLIC

BENITA BARRETT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 11-6-2023

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The actual consideration or value, whichever is greater, for this transfer is **$ 330,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 25th day of September, 2020.

NOTARY PUBLIC

My commission expires: 1/13/2021

TINA DYER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY