WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/04 11:27 2pgs
Fees:13.00 Taxes:555.00

20041229-0153804

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan M. Roden	Dan M. Roden	083-09-0176.00
(NAME)	(NAME)	
1110 Woodland St.	1110 Woodland St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Robert N. Hoff and Karen E. Hoff, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan M. Roden and Rosemary W. Roden, 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:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of East Edgefield Addition, as of record in Book 21, Page 147, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert N. Hoff, II and wife, Karen E. Hoff, by Warranty Deed from Marilyn Averitte, unmarried, formerly Marilyn A. Campbell, dated July 27, 199, and filed for record on August 6, 1999 in Book 11609, Page 104, Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2005 Taxes and subsequent years, a lien not yet due and payable.
2. Map 83.09-0, Parcel 176.00 – 2004 County Taxes are due in the amount of $2191.08.
3. Subject to all matters as set forth per Plat Book 21, Page 147 Register's Office for said County.

unimproved ☒

This is improved ☐ property, known as 1110 Woodland St., Nashville, TN 37206

(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 our hands this 22nd day of December, 2004.

Robert N. Hoff II

Karen E. Hoff

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of Dec., 2004, before me personally appeared Robert N. Hoff + Sarah E. Hoff, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Notary Public

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/28/05