Davidson County DEEDWARR
Recvd: 06/19/06 13:46 2 pgs
Fees:13.00 Taxes:832.50

20060619-0072876

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: Dianna S. Fuller Dale, Grantors
TO: Mary Ann Hoffmann, James D. and Carole H. Redheffer, Grantees

**WARRANTY DEED**

| Address New Owner: Numbers | Send Tax Bills to: | Map/Parcel |
|---|---|---|
| Maryann Hoffmann<br>James D. and Carole H. Redheffer<br>3145 Hunters Hill Road<br>Nashville, TN 37214 | Same as Owner | 085-09-020.00 |

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $225,000.00.

Mary Ann Hoffmann
Affiant

Subscribed and sworn to before me this the 16th day of May, 2006.

My Commission Expires MAY 24, 2008

My commission expires: 5/24/08

NOTARY PUBLIC

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 consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, Dianna S. Fuller Dale, hereinafter called the Grantor have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto Maryann Hoffman, James D. Redheffer and Carole H. Redheffer, hereinafter called the Grantee, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 99 on the Plan of Knob Section, Lincoya Hills, of record in Plat Book 2331, page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dianna S. Fuller Dale by deed, recorded 09/11/2000 in Instrument No. 20000911-0089576, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: **3145 Hunters Hill Road, Nashville, TN 37214.**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 16th day of May, 2006.

"GRANTOR"

Dianna S. Fuller Dale

Dianna S. Fuller Dale

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Dianna S. Fuller Dale, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 16th day of May, 2006.

My commission Expires: 5/24/08

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008