Davidson County DEEDWARR
Recvd: 07/18/06 11:07 2 pgs
Fees:13.00 Taxes:1387.50

20060718-0086387

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: March 22, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
John M. Van Sicklen, Jr.	SAME	132-01-0-A
1017 St. Andrews Place		GROUP
Nashville, Tennessee 37204		PARCEL 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Five Thousand Dollars and Zero Cents ($375,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, T. Scott Hoffman and wife, Sara G. Hoffman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John M. Van Sicklen, Jr., _____, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 4 as shown on the Plan of St. Andrews Place of record in Plat Book 6250, page 909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to T. Scott Hoffman and wife, Sara G. Hoffman, by deed dated May 1, 1989, from Belle Meade Builders, Inc., of record in Book 7833, page 203, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 1017 St. Andrews Place, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 14th day of July, 2006.

T. Scott Hoffman

Sara G. Hoffman

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jason Chaffin, a Notary Public in and for said County and State, the within named T. Scott Hoffman and Sara G. Hoffman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2006.

Commission expires: March 22, 2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Jason Chaffin Notary Public