6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/06 09:52 2 pgs
Fees:13.00 Taxes:800.13

20061020-0130297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,250.00

x Karen E. Hoff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/25/08
(AFFIX SEAL)

NOTARY PUBLIC TERESA L. LANE TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert N Hoff	Robert N Hoff	**61-11-284**
(NAME)	(NAME)	
1102 McAlpine Avenue	1102 McAlpine Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, **Kenneth Zaremba and Lisa Zaremba, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert N Hoff and Karen E Hoff, 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:

BEING part of Lot 'A' on the plan of Kennedy and Graves Subdivision of Monte Vista as of record in Book 421, page 143, of the Register's Office for said County and State, described according to a copy of a survey thereof made June 6, 1938, by S.M. McMurray Engineering Company as follows:

Beginning at a point in the southerly margin of McAlpine Avenue at a cut on the sidewalk, which point in south 62 deg. 5 min. east 159.5 feet east of the southeast intersection of McAlpine Avenue and the Gallatin Road; Thence south 19 deg west 271.6 feet to an iron pin; thence south 62 deg 5 min east 61.4 feet to an iron pin; thence North 20 – ¼ deg. East 271.2 feet to an iron pin set in the south margin of McAlpine Avenue; thence north 62 deg 5 min west with the southerly margin of McAlpine Avenue 65 feet to the point of beginning.

Being the same property conveyed to Kenneth Zaremba and Lisa Zaremba, husband and wife by QuitClaim Deed from Lisa R Romans (now Zeremba) of record in Instrument No. 20040218-0018876 said Register's Office.

Being also the same property conveyed to Lisa R. Romans, unmarried, by deed from Nela S. Johnson and Mary Faye Robinson, on July 17, 2000 of record in Instrument No. 20000720-0071853, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1102 McAlpine Avenue, Nashville, TN 37216**
(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 17th day of October, 2006.

Kenneth Zaremba

Lisa Zaremba

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Kenneth Zaremba and Lisa Zaremba, husband and wife**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed

Witness my hand and official seal at Nashville, Tennessee this 17th day of October, 2006.

Commission expires:

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Justin Tatum Notary Public

My Commission Expires JULY 19,2008