Davidson County DEEDWARR
Recvd: 07/13/07 15:37 2 pgs
Fees:13.00 Taxes:762.20

20070713-0083927

WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE Exp. 3/21/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Hoffmeister	John T. Hoffmeister	Map 142-9-E
(NAME) 1326 General George Patton Road	(NAME) 1326 General George Patton Road	Parcel 112
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, I, **DOLORES M. BYNUM, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN T. HOFFMEISTER AND WIFE, ELIZABETH G. HOFFMEISTER**, 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 Unit No. 1326, together with the Carport designated No. 1326-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee, and as described in Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the• Master Deed and Bylaws appended thereto, recorded in Book 6226, Page 9, as amended, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copies herein.

Being the same property conveyed to Roy H. Bynum and wife, Dolores M. Bynum, by deed from Haury & Smith Contractors, Inc., of record in Book 6547, page 361, said Register's Office. Roy H. Bynum conveyed his interest in said property to Dolores M. Bynum by Quitclaim Deed of record in Book 7116, page 972, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 5200, pages 705-706, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6226, page 9, Book 6226, page 18, Book 4562, page 474, Book 4661, page 334 and Book 4691, page 906, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1326 General George Patton Road, Nashville, TN 37221
(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 my hand this 13th day of July, 2007.

Dolores M Bynum by Laura B. Goins

Dolores M. Bynum By Laura B. Goins, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of July, 2007, before me personally appeared Laura B. Goins, to me known to be the person who executed the foregoing instrument on behalf of Dolores M. Bynum and acknowledged that he executed the same as the free act and deed of Dolores M. Bynum.

Witness my hand and official seal at Nashville, Tennessee this 13th day of July, 2007.

Commission expires:



Notary Public