Davidson County DEEDWARR
Recvd: 03/04/08 08:26 3 pgs
Fees:18.00 Taxes:862.10

20080304-0021269

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Estate of Angela F. Hoffman

TO: J. W. McLemore and wife,
Dorothy J. McLemore
8645 Sawyer Brown Rd
Nashville Tn. 37221

MAP & PARCEL:
142130C11600CO

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN and AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Estate of Angela F. Hoffman, by and through Elizabeth Ann Tiesler, Co-Executrix, Grantor herein; has bargained and sold and by these presents does convey unto J. W. McLemore and wife, Dorothy J. McLemore, Grantees herein, their heirs and assigns, the following described property:

> BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 8645, together with Carport No. C-8645, of River Plantation Condominiums, Section XI, Phase 3, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominiums, of record in Book 10628, page 661, as annexed in Book 11332, page 184, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 10628, page 677, said Register's Office together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominiums, of record in Book 9700, page 836, said Register's Office, for a more complete identification and description of such Unit.
>
> AND BEING the same property conveyed to Lawrence A. Hoffman and wife, Angela F. Hoffman by deed from Haury and Smith Contractors, Inc. recorded June 1, 2000 at Instrument No. 20000601-0054774. Lawrence A. Hoffman later quitclaimed his interest to Angela F. Hoffman by the quitclaim deed of record at Instrument No. 20061212-0152969. Angela F. Hoffman died August 21, 2007, and by her Last Will and Testament, of record at Book 07P-1793, Probate Clerk's Office of Davidson County, Tennessee, and of record at Instrument No 20080304-0021268 Register's Office of Davidson County, Tennessee, she bequeathed her property to her two children, Elizabeth Ann Tiesler and Michael A. Hoffman.

This conveyance is subject to all matters shown on the Plat of record in Book 9700, page 835, Register's Office of Davidson County, Tennessee; the Restrictive Covenants for River Plantation Condominiums of record at Book 7389, page 924, said Register's Office; the Master Deed for River Plantation Condominiums of record at Book 100628, page 661, and as amended at Book 11332, page 184, said Register's Office; and to the Bylaws for River Plantation Condominiums of record at Book 10628, page 677, said Register's Office.

Elizabeth Ann Tiesler and Michael A. Hoffman join in the execution of this document to convey unto the Grantees herein any interest they have in the above-described property as the residual beneficiaries of the Estate of Angela F. Hoffman.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 27 day of February, 2008.

Estate of Angela F Hoffman
Elizabeth Ann Tiesler Co-Executrix
Elizabeth Ann Tiesler, Co-Executrix

Elizabeth Ann Tiesler
Elizabeth Ann Tiesler

Michael A Hoffman
By Elizabeth Ann Tiesler, POA
Michael A. Hoffman
By Elizabeth Ann Tiesler, Power of Attorney of record at Record Book ____, page _____, Register's Office of Davidson County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ELIZABETH ANN TIESLER, Co-Executrix of the Estate of Angela F. Hoffman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 27th day of February, 2008.

Martha Brooke Perry
NOTARY PUBLIC

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My commission expires: 7/19/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ELIZABETH ANN TIESLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 27th day of February, 2008.

Martha Brooke Perry
NOTARY PUBLIC

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

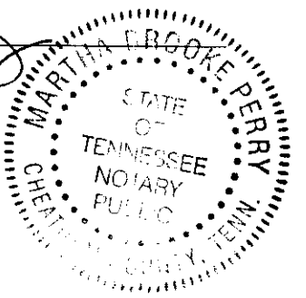
My commission expires: 7/19/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Elizabeth Ann Tiesler, to me known to be the person who executed the foregoing instrument in behalf of Michael A. Hoffman, and who acknowledged that she executed the same as the free act and deed of the said Michael A. Hoffman. Witness my hand and seal at office this 27th day of February, 2008.

NOTARY PUBLIC

My commission expires: 7/19/09



STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $233,000.00.

Grantee

SWORN to and subscribed before me

this the 27th day of February, 2008.

NOTARY PUBLIC

My commission expires: 7/19/09

