Davidson County DEEDWARR
Recvd: 09/12/08 09:51 2 pgs
Fees:13.00 Taxes:591.63
20080912-0093468

RECORD AND RETURN TO:
Bosch Title, LLC
5252 Hickory Hollow Parkway
Suite 1015
Antioch, Tennessee 37013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF AUGUST, 2008.

NOTARY PUBLIC

My commission expires: 1-3-11

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY:
Bosch Title, LLC, 5252 Hickory Hollow Parkway, Suite 1015, Antioch, Tennessee 37013

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOYCE W. HUNLEY 1660 Cumberland Station Blvd. Madison, Tennessee 37115	Same as new owner	MAP 053-09-0-B-03800CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100 ($159,900.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **NICHOLAS W. HOFFMAN and KIM HOFFMAN, by and through their lawful Attorney-in-Fact, RHONDA FORD,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **JOYCE W. HUNLEY, an unmarried woman,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 16 on the Plan of Cumberland Station at Wilson Camp, as of record in Plat Book 200209030105967, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nicholas W. Hoffman and Kim Hoffman by Warranty Deed dated June 1, 2004 from Estate of Karen Ruth Abbott, of record in Instrument No. 20040603-0065352, Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 1660 Cumberland Station Blvd., Madison, Tennessee 37115.

This conveyance is made subject to all matters shown on plat of record in Plat Book 200209030105967; to any and all restrictive covenants and/or easements of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2008 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 29th day of August, 2008.

Nicholas W. Hoffman by Rhonda Ford his attorney-in-fact

NICHOLAS W. HOFFMAN, by RHONDA FORD, his Attorney-in-Fact

Kim Hoffman, by Rhonda Ford her attorney-in-fact

KIM HOFFMAN, by RHONDA FORD, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29TH day of August, 2008, before me, appeared Rhonda Ford, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Nicholas W. Hoffman and Kim Hoffman, and that said instrument was signed in behalf of the said Nicholas W. Hoffman and Kim Hoffman by herself as their attorney-in-fact.

Witness my hand at office this the day and year above written.

Jacqueline G Brown
Notary Public

My commission expires: 1-3-11

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE