File No. 280900722

WARRANTY DEED

TIFFINY ALDER TREECE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,780.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: . MY COMMISSION EXPIRES SEPTEMBER 19, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/03/08 14:38 2 pgs
Fees:13.00 Taxes:487.59
20081003-0100924

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Marie Hoffman	Mortgage Investors Group.	142-06-0D-026.00 CO
(NAME)	(NAME)	
540 Doral Country Drive	8320 E. Walker Springs Ln.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Bonnie L. Erickson**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Rebecca Marie Hoffman, unmarried,** hereinafter called the grantee(s), HER 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. 86A of Doral Country Villa Condominiums, Section VII, 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, of record in Book 5532, page 727, and amended in Book 5623, page 252, Register's Office for Davidson County, Tennessee, 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 plat of Doral Country Villa Condominiums, as of record in Book 5200, Page 223, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Bonnie L. Erickson by Warranty Deed from Brennan W. Curtis, unmarried, of record in Instrument No. 19991207-0300605, Register's Office for Davidson County, Tennessee.

Previous Warranty Deed of record in Instrument No. 19991207-0300605 and Warranty Deed of record in Book 10583, Page 447, said Register's Office, incorrectly references the Master Deed as recorded in Book 5200, Page 223, and the Plat as recorded in Book 5532, Page 727, amended in Book 5623, Page 252, in the legal description. The correct book and page for Master Deed is recorded in Book 5532, Page 727 and amended in Book 5623, Page 252, Register's Office for Davidson County, Tennessee. The correct book and page for the Plat is recorded in Book 5200, Page 223, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2008, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 223, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5532, Page 727 and amended in Book 5623, Page 252, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5532, Page 768, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **540 Doral Country Drive, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hands this 30th day of September, 2008.

s/ Bonnie L. Erickson
Bonnie L. Erickson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bonnie L. Erickson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of September, 2008.

Commission expires:

10/10/09

Notary Public

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280900722

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064