Davidson County DEEDWARR
Recvd: 03/02/09 15:01 3 pgs
Fees:17.00 Taxes:0.00
20090302-0018340

THIS DOCUMENT PREPARED BY	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).
JEFFREY MOBLEY Howard & Mobley, PLLC 200 31st Avenue, North, Suite 100 Nashville, Tennessee 37203 (615) 627-4444	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
William P. Hoffman, III, Trustee 400 Hyde Park Nashville, Tennessee 37215	SAME	Map 117 13 OB Parcel 017.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William P. Hoffman, III, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William P. Hoffman, III, Trustee of The William P. Hoffman III Living Trust, established by the Revocable Trust Agreement of William P. Hoffman, III, dated February 12, 2009**, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of February, 2009.

William P. Hoffman III

William P. Hoffman, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Hoffman, III, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 12th day of February, 2009.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

WPH

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 400 on the plan of Phase One of Abbotsford a Planned Unit Development, of record in Book 6250, Pages 419, 420 and 421, and as amended in Book 6771, Page 683, and further corrected by Surveyor's Certificate of Correction of record in Book 6800, Page 164, Register's Office for said County.

SAID Lot No. 400 fronts 70.00 feet on the southerly margin of Hyde Park and extends back between parallel lines 98 feet to a dead line in the rear.

BEING the same property conveyed to William P. Hoffman, III, by deed from R. Clayton McWhorter and J. Michelle McWhorter joins in this transaction to waive any and all marital interest she may have in the subject property, of record in Book 10521, Page 641, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 8627, Page 254, and Book 9381, Page 876, said Register's Office, and to the matters set forth in the referenced Plan of record.

This s improved property, known as: 400 Hyde Park, Nashville, TN 37215.

USPRT