BILL GARRETT, Davidson County
Trans:T20090022677 DEEDWARR
Recvd: 04/06/09 11:06 2 pgs
Fees:13.00 Taxes:440.30
20090406-0031106

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2009.

Notary Public
My commission expires: 05/03/2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

06-0903-73422

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jennifer L. Harding	Franklin American Mortgage	150-06-0 110.00
3104 Towne Village Road	501 Corporate Centre Drive, Suite 400	
Antioch TN 37013	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Daniel Hoffman and James David Hoffman, both unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jennifer L. Harding and Jeremy E. Word, hereinafter called the Grantees, their successors 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 Lot No. 32, on the Plan of Section One, Towne Village of the Country, of record in Book 5200, Pages 55 and 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey S. Wear by deed from Vicki Lyn Seaborn, dated September 10, 2004, recorded September 28, 2004, of record in Instrument No. 20040928-0116406, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Federal National Mortgage Association by Corrected Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated April 14, 2008, recorded April 28, 2008, of record in Instrument No. 20080428-0042686, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Daniel Hoffman and James David Hoffman by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated November 25, 2008, recorded December 2, 2008, of record in Instrument No. 20081202-0116756, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3104 Towne Village Road, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of March, 2009.

John Daniel Hoffman

James David Hoffman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Daniel Hoffman and James David Hoffman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Witness my hand in Mt. Juliet, TN, this 27th day of March, 2009.

Notary Public
Davidson

My Commission expires 05/03/2010