WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$236,000.00**

Nancy Emah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2010.

Priscilla C. Urbaniek
Notary Public

MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

PRISCILLA C. URBANIEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Charles Porter	Cendera Funding	**MAP 160-15-D**
(NAME)	(NAME)	
309 Seven Springs Way #101 Condominium 17	8509 Western Hills Blvd	**PARCEL 17.00 CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Ft. Worth, TX 76108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JUDIAH LUKE HOFFMAN, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CHARLES PORTER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 17, Phase I, St. Martin Square at Seven Spring Condominiums, as established under Master Deed of record in Instrument No. 20060310-0028319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judiah Luke Hoffman, an unmarried individual, by deed from St. Martin Square, Inc., a Tennessee corporation, of record in Instrument No. 20060613-0070042, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20060222-0020470, said Register's Office; (c) Master Deed and Restrictive covenants contained in 20060310-0028319, Instrument No. 20061109-0139692, corrected in Instrument No. 20080730-0077840, amended in Instrument No. 20090624-0058791, 20060310-0028319, Instrument No. 20061109-0139692, corrected in Instrument No. 20080730-0077840, amended in Instrument No. 20090624-; and (d) Charter of record in Instrument No. 20060217-0019487, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **309 Seven Springs Way #101 Condominium 17, Brentwood, TN 37027**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20100007219 DEEDWARR
Recvd: 02/04/10 14:45 2 pgs
Fees:13.00 Taxes:873.20

20100204-0009125

Witness my hand this 29th day of January, 2010.

Judiah L Hoffman by [signature] AIF

Judiah Luke Hoffman
By: Clay Kottler, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Clay Kottler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Judiah Luke Hoffman, the within named bargainor, and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of Judiah Luke Hoffman.

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2010.

ROBERT L. RUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

Commission expires:

[signature]
Notary Public