BILL GARRETT, Davidson County
Trans:T20100015620 DEEDWARR
Recvd: 03/17/10 12:52 2 pgs
Fees:13.00 Taxes:795.50
20100317-0020054

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

R-CP-10-2924

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-2-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alena Shostak	Regions Bank DBA Regions Mortgage	
2924 Glenway Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham, AL 35244	142-16-C-42.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUDIAH HOFFMAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALENA SHOSTAK , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 31, DEVON GLEN, PHASE 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 457, AMENDED IN BOOK 8864, PAGE 62, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JUDIAH HOFFMAN BY WARRANTY DEED FROM M ENTERPRISE, INC., RECORDED ON THE 1ST DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050901-0105302, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE 457; BOOK 8864, PAGE 62; BOOK 7517, PAGE 283; BOOK 7517, PAGE 367; BOOK 8120, PAGE 485; BOOK 8180, PAGE 230; BOOK 8180, PAGE 232; BOOK 8712, PAGE 68; BOOK 8796, PAGE 416; BOOK 9150, PAGE 182; AND BOOK 10692, PAGE 750; BOOK 7517, PAGE 344; BOOK 10692, PAGE 753; BOOK 7520, PAGE 564; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2924 Glenway Drive, Nashville, Tennessee 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), their 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), 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/our hand(s) this 15th day of March, 2010.

Judiah Hoffman by Clay Kottler as Attorney in Fact

Judiah Hoffman by Clay Kottler as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of March, 2010, before me personally appeared Clay Kottler to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Judiah Hoffman, married and who acknowledged he/she/they executed the same as the free act and deed of the said Judiah Hoffman, married.

Witness my hand and official seal, this the 15th day of March, 2010.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903