WARRANTY DEED

R-VRES-10-1845

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Carmen Coats

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: July 8, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew W. Hofmeister	Avenue Bank	
1845 Primrose Avenue	(NAME) 3823 Cleghorn Ave	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37215	117-4-360.00
(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 STACY W. HALL AND WIFE, IVY C. HALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW W. HOFMEISTER , AN UNMARRIED PERSON, 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 1, BLOCK C, MAP OF BELMONT TERRACE, ANNEX NO. 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 97, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STACY W. HALL AND WIFE, IVY C. HALL BY WARRANTY DEED FROM CLIFFORD W. AUDRETCH, JR. AND WIFE, JULIA AUDRETCH, RECORDED ON THE 26TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050926-0115122, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; AND B) INSTRUMENTS OF RECORD IN BOOK 974, PAGE 97; 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 1845 Primrose Avenue, Nashville, Tennessee 37212

(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.

BILL GARRETT, Davidson County
Trans:T20110000370 DEEDWARR
Recvd: 01/03/11 14:18 2 pgs
Fees:13.00 Taxes:1024.90
20110103-0000528

Witness my/our hand(s) this 30th day of December, 2010.

Stacy W. Hall

Stacy W. Hall

Ivy C. Hall by Stacy W. Hall as Attorney in Fact

Ivy C. Hall by Stacy W. Hall as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of December, 2010, before me personally appeared Stacy W. Hall to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of December, 2010.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Stacy W. Hall 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 Ivy C. Hall and who acknowledged he/she/they executed the same as the free act and deed of the said Ivy C. Hall.

Witness my hand and official seal, this the 30th day of December, 2010.

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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