WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

PATRICIA NICHOLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2011

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
F.A.D.S.	NEW OWNER	Parcel ID:
322 Emery Drive		09512013100
Nashville, TN 37214		

FOR AND IN 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

Robert S. Hoff and wife, Loretta M. Hoff

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
F.A.D.S.
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:

BEING Lot No. 23, on the Plan of Lakeland, of record in Plat Book 2133, Page 15, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert S. Hoff and wife, Loretta M. Hoff by deed from Marcia Robinson Maxson and husband, Alan S. Maxson, of record in Instrument 20070301-0025142, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2084, Page 23 and Book 2138, Page 65, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 15, said Register's Office.

The signature of Robert S. Hoff is signed by his duly appointed Attorney-in-Fact, Loretta M. Hoff, pursuant to the Power of Attorney of record in Instrument 20110714-0053894, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 303 Emery Drive, Nashville, TN 37214

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.

Witness our hands this 13th day of July, 2011.

Robert S. Hoff by Loretta M. Hoff Attorney-in-Fact
Robert S. Hoff
By: Loretta M. Hoff, Attorney-in-Fact

Loretta M. Hoff

BILL GARRETT, Davidson County
Trans:T20110042403 DEEDWARR
Recvd: 07/14/11 11:36 2 pgs
Fees:13.00 Taxes:591.63

20110714-0053895

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Loretta M. Hoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Robert S. Hoff as his Attorney in Fact as the free act and deed of the within named Robert S. Hoff.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loretta M. Hoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.