WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

PATRICIA G. HO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires

File No.: ALW-11-4004

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael John McNulty and Mary Duff McNulty	Bank of Cleveland	104-1-170.00
(NAME)	(NAME)	
4004 Utah Avenue	75 Bobby Taylor Ave. NW	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cleveland, TN 37311	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ROB HOFF AND WIFE, COLBY HOFF (FORMERLY KNOWN AS COLBY KRITSCH)**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **MICHAEL JOHN MCNULTY AND WIFE, MARY DUFF MCNULTY**, 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 the Westerly 75 feet of Lot No. 104 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for said county.

Said part of Lot No. 104 fronts 75 feet on the Northerly margin of Utah Avenue and extends back 199.6 feet on the Westerly line and 198 feet, more or less, on the Easterly line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Rob Hoff and Colby Kritsch, joint tenants with the right of survivorship by Warranty Deed from LaTresa J. Orndoff, an unmarried woman, recorded on the 3rd day of October, 2006 in Instrument No. 20061003-0122599, in the Register's Office of Davidson County, Tennessee. Rob Hoff and Colby Krisch having since married each other; Colby Kritsch is now known as Colby Hoff.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4004 Utah Avenue, Nashville, TN 37209
(House Number) (Street) (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 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 our hand(s) this 15th day of December, 2011.

Rob Hoff

Colby Hoff

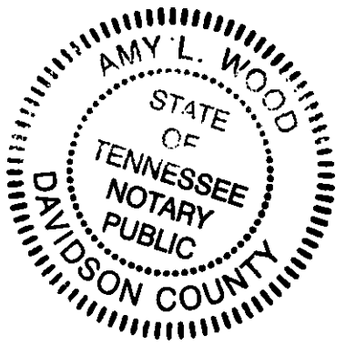
BILL GARRETT, Davidson County
Trans:T20120000348 DEEDWARR
Recvd: 01/03/12 14:37 2 pgs
Fees:13.00 Taxes:1098.90
20120103-0000463

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 15th day of December, 2011.

Notary Public
My Commission Expires: August 23, 2016



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171