WARRANTY DEED

G-GP-12-127

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Barbara A Hoffman
Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2012.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 5-2-14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Barbara A. Hoffman	JP Morgan Chase Bank, N.A.	
3319 Heritage Drive	(NAME) 3190 Fairview Park Drive	
(ADDRESS) Wilmington, DE 19808	(ADDRESS) Falls Church, VA 22042	118-6-162.00
(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 CARLA J. SUTTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BARBARA A. HOFFMAN AND ROBERT HOFFMAN, WIFE AND HUSBAND AND DREW E. HOFFMAN, UNMARRIED AS tenants in Common, 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 UNIT 17, GALE PARK SINGLE FAMILY HOMES, A CONDOMINIUM, AS DESCRIBED IN DECLARATION OF RECORD IN INSTRUMENT NO. 20110224-0015356, AMENDED IN INSTRUMENT NO. 20110311-0019705, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CARLA J. SUTTON, UNMARRIED, BY WARRANTY DEED FROM GALE PARK, LLC, RECORDED ON THE 17TH DAY OF NOVEMBER, 2011 IN INSTRUMENT NO. 20111117-0090132, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20110224-0015350, AMENDED AT INSTRUMENT NO. 20110311-0019706 (MASTER CONDOMINIUM) AND INSTRUMENT NO. 20110224-0015356, AMENDED AT INSTRUMENT NO. 20110311-0019705 CORRECTED AT INSTRUMENT NO. 20110531-0041215, AMENDED AT INSTRUMENT 201205080039772 AND 20120508-0039773; INSTRUMENT NO. 20100810-0063194; INSTRUMENT NOS. 20110510-0035846 AND 20110510-0035847; BOOK 10131, PAGE 935 AND BOOK 10131, PAGE 939; INSTRUMENT NO. 20041108-0134230; BOOK 9237, PAGE 382; BOOK 9237, PAGE 425; BOOK 9237, PAGE 495; BOOK 8246, PAGE 227; 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 127 Gale Park Lane, Nashville, Tennessee 37204
(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:T20120039388 DEEDWARR
Recvd: 05/30/12 11:04 2 pgs
Fees:13.00 Taxes:1117.40

20120530-0046626

Witness my/our hand(s) this 24th day of May, 2012.

Carla J. Sutton by John Gleaves,
Attorney in Fact

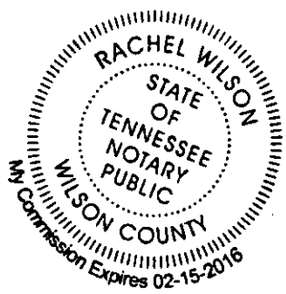
STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of May, 2012, before me personally appeared John Gleaves 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 Carla J. Sutton and who acknowledged he/she/they executed the same as the free act and deed of the said Carla J. Sutton.

Witness my hand and official seal, this the 24th day of May, 2012.

Notary Public

My Commission Expires:



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