BILL GARRETT, Davidson County
Trans:T20120053816 DEEDWARR
Recvd: 07/23/12 10:54 2 pgs
Fees:13.00 Taxes:462.50
20120723-0064366

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 125,000.00

Megan Paulin
Affiant

Subscribed and sworn to before me, this 18th day of July, 2012.

Notary Public

My commission expires: My Commission Expires January 7, 2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PAUL M HOFFMAN **PETER J MARTINO**	FNM Bank	**09402002600**
608 S 17TH ST	50 Franklin Street	
NASHVILLE, TN 37206	Clarksville, TN 37040	

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 ACKNOWLEDGE, WE,

KYE FLEMING, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAUL M HOFFMAN unmarried **and PETER J MARTINO** unmarried
tenants in common with Rights of Survivorship
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:

Land in Davidson County, Tennessee, being the southerly 60 feet of Lots No. 262 and 264 on the plan of Edgefield Land Company's First Subdivision, as of record in book 57, Page 130, Register's Office for said County.

Said part of Lots Nos. 262 and 263 fronts 60 feet on the westerly side of South 17th Street and runs back between parallel lines, with the northerly margin of East Side Avenue, 100 feet to the easterly line of Lot No. 264.

BEING THE SAME PROPERTY CONVEYED TO KYE FLEMING BY WARRANTY DEED FROM LESLI G JACOBS, UNMARRIED DATED 02/06/03 AND RECORDED ON 02/7/03 IN INSTRUMENT NO. 20030207-0017599, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 57, Page 130, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 608 S 17TH ST, NASHVILLE, TN 37206.

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 in 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 my/our hand(s) this 18th day of July, 2012.

Kye Fleming By Michelle Crawford attorney in fact

KYE FLEMING
BY: MICHELLE CRAWFORD, HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHELLE CRAWFORD, ATTORNEY IN FACT FOR KYE FLEMING, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2012.

Jessica Kimbro
Notary Public

My Commission Expires: 12-23-14

JESSICA KIMBRO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY