WARRANTY DEED

State of Tennessee
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Natalie Free
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of August, 2012

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

Patricia Nichols
Notary Public

My Commission Expires: 11/7/12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
NATALIE FREE & NICOLE LYNN FREE	Fifth Third Mortgage	083-09-0-010.00
(NAME) 1109 Ordway Place	(NAME) 5001 Kingsley Drive	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Cincinnnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **NICOLE HOFFMAN, an unmarried woman, a/k/a NICHOLE HOFFMAN, an unmarried woman** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NATALIE FREE and NICOLE LYNN FREE**, both unmarried hereinafter called the Grantee(s), their heirs, successors 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 easterly 31 feet of Lot No. 2 and the westerly 23 feet of Lot No. 3 of Block "B" on the Plan of Wakefield-Smith Company's Subdivision of Lots Nos. 55 and 56 in F.O. Beasley's Plan, of record in Book 843, Page 19, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Nichole Coke, an unmarried woman and Sidney Greenberg, a married man, by Warranty Deed from Arlin L. McRae, an unmarried man, of record in Instrument No. 20020617-0073014, Register's Office for Davidson County, Tennessee. The said Sidney Greenberg having since died (DOD March 31, 2003) intestate and being survived by his wife, Hilda Greenberg and two daughters (each of which is over the age of majority) Adena Greenberg and Reena Keren, as his sole heirs at law. Subsequently, Hilda Greenberg and Reena Keren having since conveyed their interest in the subject property to Nichole Hoffman, an unmarried woman (formerly known and being one and the same person as, Nichole Coke) by Quitclaim Deed dated August 6, 2012 and recorded in Instrument 20120806-0069851, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **1109 Ordway Place, Nashville, TN, 37206.**

(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans: T20120061934 DEEDWARR
Recvd: 08/20/12 11:19 2 pgs
Fees: 13.00 Taxes: 832.50

20120820-0074461

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 17th day of August, 2012.

NICOLE HOFFMAN

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 **NICOLE HOFFMAN**, the bargainor(s), 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 17th day of August, 2012.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON