BILL GARRETT, Davidson County
Trans:T20120064936 DEEDWARR
Recvd: 08/29/12 15:21 2 pgs
Fees:13.00 Taxes:366.30
20120829-0078229

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0533T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 day of August, 2012.

Notary Public
Commission Expiration: 4/4/2014

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Richard Hoefel et ux
806 18th Avenue S. #104
Nashville, TN 37203

SEND TAX BILLS TO:
Wells Fargo Bank, N.A.
4101 Wiseman Blvd. #108
San Antonio, TX 78251

MAP-PARCEL:
07214025900

WARRANTY DEED

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, I,

Craig R. Tolson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Hoefel and wife, Kristen Hoefel

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 all of Unit No. 104 on the plan of University House Condominium, as established under Master Deed of record in Instrument No. 20070418-0046460, and amended in Instrument No. 20070521-0060541, in the Register's Office for Davidson County, Tennessee, to which plan is hereby referenced for a more complete and accurate description of said unit.

Being the same property conveyed to Craig R. Tolson, by Warranty Deed dated February 21, 2008 from David J. Lea, unmarried and filed on March 13, 2008 in Instrument No. 20080313-0025097, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 806 18th Ave S., #104, Nashville, TN 37203

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 hand this 14 **day of August, 2012.**

Craig R. Tolson by Lisa Byrd, his Attorney in Fact

Craig R. Tolson by Lisa Byrd, his Attorney in Fact

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 **Lisa Byrd** the bargainor 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 **Craig R. Tolson** and acknowledged that she, as said power of attorney executed the same as his free act and deed by virtue of an instrument of record in Instrument No. 20120829-0078228, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Goodlettsville Tennessee this 14 **day of August, 2012**

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DeAnna Gwyn
Notary Public
Commission Expiration: 4/7/2014