THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30937-11-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $75,000.00. Affiant Subscribed and sworn to before me this 11th day of December, 2012. Notary Public My Commission Expires: 03-04-13

JULIE MUGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Raymond Stevens 6030 Deal Avenue Nashville, TN 37209	**Send Tax Bills To:** Franklin American Mtg Co 501 Corporate Centre Dr Ste 400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 091 090 A 01100 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Hoffman, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raymond T. Stevens, an unmarried man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6030 Deal Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Emily Hoffman, spouse of Jason Hoffman, joins in the execution of this instrument for the purposes of conveying any marital interest she may have in subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of December, 2012.

Jason Hoffman

Emily Hoffman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jason Hoffman and Emily Hoffman**, 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, at office, this 11th day of December, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120097623 DEEDWARR
Recvd: 12/20/12 16:11 2 pgs
Fees:13.00 Taxes:277.50

20121220-0117654

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 11 of the Deal Avenue Planned Unit Development, as shown on the plan of record in Book 6200, page 354, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jason Hoffman, a single person, by deed dated March 30, 2006, from Sharon B. Moorhead, unmarried, of record in Instrument No. 20060412-0042102, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Parkside Place of record in Book 6714, page 400, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. By-Laws of Parkside Place Homeowners Association, Inc., of record in Book 6714, page 408, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Parkside Place Homeowners Association, Inc. of record in Book 6862, page 510, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Parkside Place Homeowners Association, Inc. of record in Book 6676, page 41, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as 6200, page 354, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Site Plan of record as Book 6200, page 321, Register's Office for Davidson County, Tennessee.
7. Easement for waterline of record in Book 7026, page 854, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6654, page 396, Register's Office for Davidson County, Tennessee.