THIS INSTRUMENT PREPARED BY:
Jerome S. Grand
Chicago Title Insurance Company
6840 Carothers Parkway, Suite 200
Nashville, TN 37067

BILL GARRETT, Davidson County
Trans:T20120098411 DEEDWARR
Recvd: 12/26/12 11:59 4 pgs
Fees:23.00 Taxes:2627.00
20121226-0118642

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by Kyle Shirley and his wife, Megan Shirley Hoffman as joint tenants with right of survivorship, a one-half interest and Adam Hoffman and his wife Karol Ann Hoffman as joint tenants with right of survivorship, a one-half interest, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, M.A. Williams Properties, Inc., a Kentucky corporation have bargained and sold, and by these presents does transfer and convey unto the said Kyle Shirley and his wife, Megan Shirley Hoffman as joint tenants with right of survivorship, a one-half interest and Adam Hoffman and his wife Karol Ann Hoffman as joint tenants with right of survivorship, a one-half interest, their heirs and/or assigns, a certain tract or parcel of land as follows:

See Attached Exhibit "A"

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Kyle Shirley and his wife, Megan Shirley Hoffman as joint tenants with right of survivorship, a one-half interest and Adam Hoffman and his wife Karol Ann Hoffman as joint tenants with right of survivorship, a one-half interest, their heirs and/or assigns, forever. And it does covenant with the said Kyle Shirley and his wife, Megan Shirley Hoffman as joint tenants with right of survivorship, a one-half interest and Adam Hoffman and his wife Karol Ann Hoffman as joint tenants with right of survivorship, a one-half interest, that it is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, it's heirs and representatives, to warrant and forever defend the title to said land to the said Kyle Shirley and his wife, Megan Shirley Hoffman as joint tenants with right of survivorship, a one-half interest and Adam Hoffman and his wife Karol Ann

Hoffman as joint tenants with right of survivorship, a one-half interest, it's successors and/or assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 21 day of December, 2012.

M.A. Williams Properties, Inc.

BY: Mark A. Williams, President

STATE OF KENTUCKY
COUNTY OF WARREN

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Mark A. Williams, President of M.A. Williams Properties, Inc., a Kentucky corporation with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument on behalf of M.A. Williams Properties, Inc., a Kentucky corporation as President, for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 21 day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 6/8/14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $710,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 21 day of December, 2012.

NOTARY PUBLIC

My Commission Expires: 6/8/14

MAP 59
PARCEL 214

ADDRESS OF NEW OWNERS:
[GRANTEE]
176 Eastwind Place
Bowling Green KY 42103

SEND TAX BILLS TO:
Kyle Shirley & Adam Hoffman
176 East Wind Place
Bowling Green KY 42103

File No. 1212123CTN

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Willmar Corner Subdivision, as shown on plat of record as Instrument No. 20060824-0104267, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed in Decree For Redemption from Clerk And Master Of The Chancery Court For Davidson County, Tennessee to M.A. Williams Properties, Inc. recorded in Instrument No. 20120305- 0019052, in the Register's Office for Davidson County, Tennessee and also being a portion of the property conveyed to M.A. Williams Properties, Inc., in Instrument No. 20060515-0056556, in the Register's Office for Davidson County, Tennessee