File Box 8

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. 31233-05-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Susan K. Hoffman Affiant Subscribed and sworn to before me this 10th day of June, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Christopher D. Coldren, Sarah C. Stalling 915 Battlefield Drive Nashville, TN 37204	**Send Tax Bills To:** Farmington Financial Group 2002 Richard Jones Rd. Ste 300A Nashville TN 37215	**Tax Information:** Map and Parcel No.: 118 060 09600

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, **Susan K. Hoffman and Gregory L. Langeliers, both unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher D. Coldren and Sarah C. Stalling, husband and wife** ("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 915 Battlefield Drive, Nashville, TN 37204

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.

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 10th day of June, 2013.

Susan K. Hoffman

Susan K. Hoffman

Gregory L. Langeliers

Gregory L. Langeliers

BILL GARRETT, Davidson County
Trans:T20130048967 DEEDWARR
Recvd: 06/11/13 14:52 2 pgs
Fees:13.00 Taxes:2035.00

20130611-0059466

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Susan K. Hoffman and Gregory L. Langeliers**, 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 10th day of June, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4, Block "H" on the Plan of Battlefield Estates, Section No. 2, of record in Plat Book 843, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with, as an appurtenance thereto, that certain easement for driveway purposes of record in Book 5316, page 706, said Register's Office.

Being the same property conveyed to Susan K. Hoffman and Gregory L. Langeliers, as joint tenants, with rights of survivorship, by quitclaim deed dated August 12, 1994, from Percy Wilkins, Jr., Trustee, of record in Book 9436, page 377, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 843, page 108, Register's Office for Davidson County, Tennessee.
3. Easement for joint driveway of record in Book 5316, page 706, Register's Office for Davidson County, Tennessee.