BILL GARRETT, Davidson County
Trans:T20130054868 DEEDWARR
Recvd: 06/28/13 09:24 2 pgs
Fees:13.00 Taxes:443.63

20130628-0066514

WARRANTY DEED

R-RM-13-1818

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-a-14

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul M. Hoffmann	F&M Bank	
1818 A Cahal Avenue (ADDRESS)	(NAME) 10 Cadillac Way, Suite 100 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	072-15-0-315.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we REBECCA ANN CRIDDLE AND JAYSON C. CRIDDLE, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL M. HOFFMANN AND PETER J. MARTINO, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE PLAN OF BELLE FOREST SUBDIVISION OF RECORD IN PLAT BOOK 547, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 18 FRONTS 57.5 FEET ON THE SOUTHERLY SIDE OF CAHAL AVENUE AND EXTENDS BACK 185.5 FEET ON THE WESTERLY LINE AND 175.5 FEET ON THE EASTERLY LINE WITH THE WESTERLY MARGIN OF PENNINGTON AVENUE TO THE NORTHERLY LINE OF LOT NO. 19, MEASURING 56.4 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO REBECCA ANN CRIDDLE AND HUSBAND, JAYSON C. CRIDDLE BY WARRANTY DEED FROM LAWRENCE PENICK OF RECORD AT INSTRUMENT NO. 20050803-0090622, DATED JULY 22, 2005 AND RECORDED ON AUGUST 03, 2005, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 33, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1818 A Cahal Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of June, 2013.

Rebecca Ann Criddle

Jayson C. Criddle

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Ann Criddle and Jayson C. Criddle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903