mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130068213 DEEDWARR
Recvd: 08/08/13 13:13 2 pgs
Fees:13.00 Taxes:480.63
20130808-0083331

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $129,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JULY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/23/13

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5644 HOFF

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Karen Elaine Hoff and Robert N Hoff II	New Owner	052-03-0 038.00
443 Kinsey Blvd.		
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROY M. KABIGTING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KAREN ELAINE HOFF AND WIFE ROBERT N HOFF II

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 443 Kinsey Blvd., Madison, TN 37115

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/or 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/or 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 on the 31st day of July, 2013.

Roy M. Kabigting by Estela Menie' Kabigting Bell, AIF
Roy M. Kabigting by Estela Menie' Kabigting Bell, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 31st day of July, 2013, before me personally appeared Estela Menie' Kabigting Bell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roy M. Kabigting and acknowledged that he/she executed the same as the free act and deed of said Roy M. Kabigting.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

EXHIBIT A - LEGAL DESCRIPTION

Being Lot Nos. 47 and 48, on the Plan of East Madison Addition, a Subdivision of the Northerly 25 acres of the Stiddum Land, not of record, described according to a survey made by T. W. Briley, County Surveyor, Sumner County, Tennessee, October 7, 1937. Said Lot Nos. 47 and 48 are described as follows: Lot No. 47: Beginning on the Easterly margin of Kinsey Highway at a point 1135 feet South of the Southerly margin of New Providence Pass, being the corner of Lot Nos. 47 and 48; thence with said highway Southwardly 50 feet to the Northwest corner of Lot No. 46; thence with the Northerly line of Lot No. 46 Eastwardly to the Southwest corner of Lot No. 90; thence Northwardly along the rear line adjoining the rear line of Lot No. 90 a distance of 50 feet to the Southwest corner of Lot No. 89 and the Southwest corner of Lot No. 48; thence with the Southerly line of Lot No. 48 Westwardly to the point of beginning. Lot No. 48: Beginning on the Easterly margin of Kinsey Highway at a point 1135 feet South of the Southerly margin of new providence pass, being the corner of Lot Nos. 47 and 48; thence Eastwardly along the Northerly line of Lot No. 47 to a point being at the Southeast corner of this lot; the Northeast corner of Lot No. 47; the Northwest corner of Lot No. 90 and the Southwest corner of Lot No. 89; thence along a rear line Northwardly and adjoining the rear line of Lot No. 89 a distance of 50 feet to a point being the Northeast corner of this lot; the Northwest corner of Lot No. 89; the Southwest corner of Lot No. 88 and the Southeast corner of Lot No. 49; thence with the Southerly line of Lot No. 49 Westwardly to a point being the Northwest corner of this lot and the Southwest corner of Lot No. 49 at the Easterly margin of Kinsey Highway; thence along the Easterly margin of Kinsey Highway Southwardly 50 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Demetra A. Scruggs and husband James C. Scruggs to Roy M. Kabigting as recorded on the 12th day of November, 2008 in Instrument No. 20081112-0111989 and Scrivener's Affidavit as recorded in Instrument No. 20081112-0111990, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Roy M. Kabigting pursuant to a power of attorney executed by the same on February 20, 2003 , and being filed for in Instrument No. 20030305-0029274, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).