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

(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $17,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF AUGUST, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

RUTH MORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5742 HOFF

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robert N. Hoff II and Karen E. Hoff	SAME	052 03 00 4400
Lots 44-45 Ward Rd.		052 03004500
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, **

MARLIN KEEL AND WIFE, DONNA L.KEEL AND BILLY L. CARRIGAN AND WIFE, IDA CARRIGAN

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

ROBERT N. HOFF II AND KAREN E. HOFF, HUSBAND AND WIFE

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 unimproved property known as Lots 44-45 Ward Rd., 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 our hand on the 12th day of August, 2013.

Marlin Keel

Donna L. Keel By Marlin Keel Attorney-In-Fact
Donna L. Keel
By: Marlin Keel, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20130073481 DEEDWARR
Recvd: 08/26/13 12:05 2 pgs
Fees:13.00 Taxes:62.90
20130826-0089680

Billly R. Carrigan
Billly R. Carrigan

Ida Carrigan
Ida Carrigan

STATE OF TENNESSEE
COUNTY OF Williamson

On the 12th day of August, 2013, before me personally appeared Marlin Keel 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 Donna L. Keel and acknowledged that he executed the same as the free act and deed of said Donna L. Keel.

Witness my hand and official seal at Franklin, Tennessee

Notary Public
My Commission Expires: 9/23/13

J. Carlton State of Tennessee Notary Public Williamson County

file # 13-R5742 HOFF

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marlin Keel, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 12th day of August, 2013.

Notary Public
My Commission Expires: 9/23/13

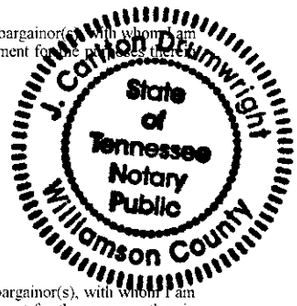


STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Billy R.. Carrigan, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 12th day of August, 2013.

Notary Public
My Commission Expires: 9/23/13



STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ida Carrigan, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 12th day of August, 2013.

Notary Public
My Commission Expires: 9/23/13



13-R5742 HOFF

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 89 and 90 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. 89 and 90 are described as follows:

Said Lot Nos. 89 and 90 front together 100 feet on the Westerly side of Ward Road and extend back between parallel lines 150 feet to a dead line.

Being part of the same property conveyed by Quitclaim Deed from Marlin Keel and wife, Donna L. Keel to Marlin Keel and wife, Donna L. Keel and Billy L. Carrigan and wife, Ida Carrigan as recorded on the 12th day of November, 1987 in Deed Book 7402, Page 239, Register's Office for Davidson County, Tennessee.

** Billy R. Carrigan's name was inadvertently misstated as " Billy L. Carrigan" on the prior deed of record. Billy R. Carrigan and Billy L. Carrigan are one and the same.

This instrument is being executed in behalf of Donna L.Keel pursuant to a power of attorney executed by the same on the 08/11/2013, and being filed for in Instrument # 20130826-0089679, 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.