RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130077863 DEEDWARR
Recvd: 09/09/13 12:14 2 pgs
Fees:13.00 Taxes:643.80
20130909-0094901

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: June 21, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charlotte C Rice	Bank of America	156-02-0-153.00
(NAME)	(NAME)	
804 Footpath Terrace	C/O PHH Mortgage, 1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joan S. Hoffman, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charlotte C. Rice, unmarried and Tammy V. Rice, unmarried as joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, a 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. 661, on the Plan of Harpeth Woods, Section of Harpeth Valley Park of record in Plat Book 4860, Page 111, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 661 fronts 73.2 feet on the easterly margin of Footpath Terrace and extends back 231.0 feet on the southerly line and 213.6 feet on the broken northerly line to a dead line in the rear, measuring 90.7 feet thereon.

Being the same property conveyed to Joan S. Hoffman, an unmarried person by deed from Glenna R. Hooper, unmarried, of record in Instrument No. 20120405-0029104, dated march 26, 2012, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 804 Footpath Terrace, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.
This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 30th day of August, 2013.

Joan S Hoffman

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joan S Hoffman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public,

JENNY AVERRETT RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE