THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090074** BILL GARRETT, Davidson County Trans:T20130097169 DEEDWARR Recvd: 11/14/13 14:03 2 pgs Fees:13.00 Taxes:610.50 20131114-0117874	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Cleo P. Hoffman by Norma Lee Bennett Affiant Subscribed and sworn to before me, this 31st day of October, 2013. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Carl D. Hoffman 403 Lynn Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13216005000

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, **Cleo Hoffman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl D. Hoffman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 827, SECTION THIRTEEN, CALDWELL HALL, as shown on plat of record in Plat Book 3300, Page 66, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John D. Hoffman and wife, Cleo Hoffman by Warranty Deed from Sam E. Wheat and wife, Ruby P. Wheat, recorded on the 28th day of June, 1968 in Deed Book 4247, Page 233, in the Register's Office of Davidson County, Tennessee.

John D. Hoffman having died on April 25th, 1995 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THIRTEEN, CALDWELL HALL, as recorded in Plat Book 3300, Page(s) 66.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 403 Lynn Drive, Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of October, 2013.

Cleo Hoffman by Norma Sue Bennett, Attorney-in-Fact

Cleo Hoffman by John Dale Hoffman, Attorney-in-Fact

Cleo Hoffman by Carl Douglas Hoffman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norma Sue Bennett, John Dale Hoffman, and Carl Douglas Hoffman with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that they are have acted as joint the Attorney-in-facts for Cleo Hoffman, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of October, 2013.

PATRICIA A. MCDADE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 6/23/14