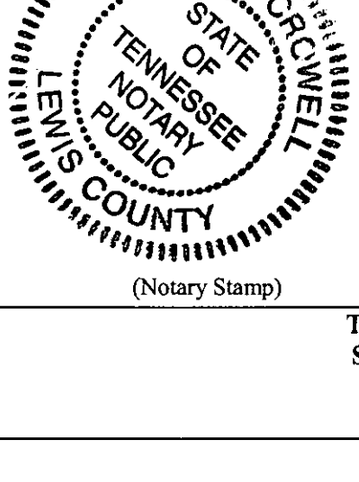
BILL GARRETT, Davidson County
Trans:T20140023335 DEEDWARR
Recvd: 04/07/14 13:05 2 pgs
Fees:13.00 Taxes:902.80

20140407-0028809



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $244,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2014.

Notary Public

My commission expires: 2/24/18

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amanda S Willoughby	**New Owner**	**Map\Parcel: 07203001000**
1307 Stratford Avenue		
Nashville, TN 37216		

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

Priscilla Hofmann and husband, Matthew Hofmann

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

Amanda S Willoughby, an unmarried woman

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 the westerly one-half of Lot No. 259 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, 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 westerly one-half of Lot No. 259 fronts 50 feet on the northerly side of Stratford Avenue and extends back between parallel lines 314.4 feet on the easterly line and 358 feet on the westerly line to a dead line in the rear measuring 50 feet thereon. Being the same property conveyed to Priscilla Hofmann Matthew Hofmann by deed from Kenneth A. Rowe and wife, Elizabeth A. Rowe of record in Instrument No. 20090902-0082233 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 02, 2009.

Being also known as 1307 Stratford Avenue Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

This is improved property known as 1307 Stratford Avenue Nashville, TN 37216.

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 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.

Witness my/our hand(s) this 27th day of March, 2014.

Priscilla Hofmann

Matthew Hofmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Priscilla Hofmann and Matthew Hofmann the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2014.

Notary Public

My Commission Expires: 3-3-15

File #: **314018CI**
RECORD & RETURN TO: