Davidson County DEEDWARR
Recvd: 04/23/14 08:02 3 pgs
Fees:18.00 Taxes:736.30
20140423-0033929

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Debbie Hoffmann
4725 Cape Hope Pass
Hermitage, TN 37076

SEND TAX BILLS
Mortgagee

MORTGAGEE
Farmington Mortgage
2002 Richard Jones Rd. # 300 A
Nashville, TN 37215

MAP-PARCEL:
MAP 098-13-0-A
PARCEL 007.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Timothy T. Grams, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Debbie Hoffmann, a single 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 the Second Civil District of Davidson County, Tennessee and being Lot No. 7 on the Plan of New Hope Point, Phase One, Section Two, as of record in Book 9700, Page 431, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Timothy T. Grams, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated September 25, 2003 and filed of record in Instrument No. 20031027-0157856, Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10290, Page 1, and re-recorded in Instrument No. 20000628-0064247; and amended in Book 10330, Page 782, Book 10537, Page 110, and in Book 10659, Page 528; By-Laws of record in Instrument No. 20080623-0064598; Charter of record in Instrument No. 20000607-0056879; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 9700, Page 431, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4725 Cape Hope Pass Hermitage, TN 37076.**

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.

Witness our hands this 17th day of April, 2014.

Timothy T. Grams
Timothy T. Grams

By: Janet Medlin Attorney in fact
Janet Medlin Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this 17th day of April, 2014, before me personally appeared Janet Medlin, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Timothy T. Grams, and who acknowledged that she executed the same as the free act and deed of Timothy T. Grams.

Witness my hand and official seal this 17th day of April, 2014.

Janel L Johnson
NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $199,000.00.

LuAnn Maloney
AFFIANT

Subscribed and sworn to before me this 17th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE