WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047337 DEEDWARR
Recvd: 07/02/14 14:08 2 pgs
Fees:13.00 Taxes:479.15

20140702-0058401

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/2/17

(AFFIX SEAL)

R-VRES-14-362

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lorraine R. Gardiner	New Owner	
(NAME)	(NAME)	
362 Summit Ridge Circle	20 Alameda Park Cir.	**131050B36200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Chico, CA 95928	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES F. HOFFMANN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LORRAINE R. GARDINER,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 362 of the Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons Condominiums, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6841, Page 376, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Four Seasons Condominiums, as shown on Exhibit "D" to the Master Deed of record in Book 6841, Page 349, and the Plan of record in Book 5050, Page 30, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles F. Hoffman, a single person by Warranty Deed from Kristin E. Husat, unmarried, recorded on the 2nd day of June, 2010 in Instrument No. 20100602-0042511, in the Register's Office of Davidson County, Tennessee. The said Charles F. Hoffman being one and the same as Charles F. Hoffmann.

Ivie Hoffman joins herein to convey any and all marital interest she may have in the above-described property.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat Book 5050, Page(s) 30, said Register's Office.
- Charter of Homeowners Association recorded in Book 6855, Page 917 and Book 8176, Page 697, said Register's Office.
- Master Deed establishing FOUR SEASONS CONDOMINIUM of record in Book 6841, Page 349 , as amended by instrument(s) of record in Book 6847, Page 122, said Register's Office.
- Easement Agreements recorded in Book 6869, Page 162, Book 7776, Page 899 and Instrument No. 20010912-0099679.
- Grant of Easement recorded at Instrument No. 20120521-0043888.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **362 Summit Ridge Circle, Nashville, Tennessee 37215**.

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 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 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 the 30th DAY OF JUNE, 2014.

Charles F. Hoffmann

Ivie Hoffman by Charles F. Hoffmann as Attorney in Fact

Ivie Hoffman by Charles F. Hoffmann as 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, CHARLES F. HOFFMANN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES F. HOFFMANN, 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 IVIE HOFFMANN, and who acknowledged he/she/they executed the same as the free act and deed of the said IVIE HOFFMANN.

Witness my hand and official seal, this the 30 of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212