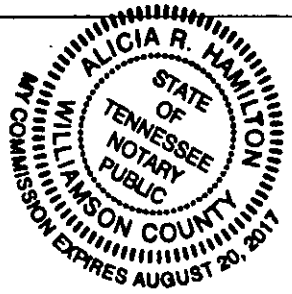
(2)

McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
.615.377.3319

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $315,000.00 Affiant Subscribed and sworn to before me, this 11th day of July, 2014. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Fallbach **Laura Fallbach**	**New Owner**	**Map/Parcel: 160-10-0-A-009.00CO**
5312 Heatherwood Drive		
Brentwood, TN 37027		

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,

Charles Hoffmann, unmarried and Telisha Hoffmann, unmarried

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

Thomas Fallbach and Laura Fallbach, husband and wife

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. 9 on the Plan of Heatherwood, of record in Book 6900, Page 897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Hoffman and wife, Telisha Hoffman, by Warranty Deed, from William E. Templeton and wife, Carol T. Templeton, dated June 1, 2006, of record in Instrument No. 20060605-0066036, Register's Office for Davidson County, Tennessee. Charles Hoffmann and Telisha Hoffmann having since divorced.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 897, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7839, Page 27, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 8510, Page 816, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Book 8489, Page 670, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 5786, Page 748, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 7883, Page 808, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 7839, Page 52, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.

BILL GARRETT, Davidson County
Trans:T20140051426 DEEDWARR
Recvd: 07/17/14 12:23 2 pgs
Fees:13.00 Taxes:1165.50



20140717-0063332

Any and all visible easements lying on or across the property.
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.

This is improved property known as 5312 Heatherwood Drive, Brentwood, TN 37027.

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 11th day of July, 2014.

Charles Hoffmann by Telisha Hoffmann, Atty-in-Fact

Charles Hoffmann
By: Telisha Hoffmann, Attorney-in-Fact

Telisha Hoffmann

STATE OF South Carolina
COUNTY OF York

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Telisha Hoffmann**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Charles Hoffmann for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Charles Hoffmann and is authorized by Charles Hoffmann to execute this instrument on his/her behalf.

Witness my hand, at office, this 11th day of July, 2014.

David Book

Notary Public

My Commission Expires: 02/09/2022

DAVID BOOK COMM. EXP. NOTARY PUBLIC FEBRUARY 09, 2022 SOUTH CAROLINA

STATE OF South Carolina
COUNTY OF York

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

Witness my hand, at office, this 11th day of July, 2014.

David Book

Notary Public

My Commission Expires: 02/09/2022

DAVID BOOK COMM. EXP. NOTARY PUBLIC FEBRUARY 09, 2022 SOUTH CAROLINA

File #: 140248JM
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027