BILL GARRETT, Davidson County
Trans:T20140092280 DEEDWARR
Recvd: 12/10/14 09:58 1 pgs
Fees:13.00 Taxes:509.86
20141210-0112980

WARRANTY DEED

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

KOTSTONIS-H14226

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,800.00 .

Carey Kotsionis
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF December, 2014.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Carey Kotsionis, a single woman	Franklin American Mortgage Co.	061.16-0-100.00
1309B McAlpine Avenue	501 Corporate Centre Drive, Ste 400	
Nashville, TN 37216	Franklin, TN 37067	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PAUL HOFFMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CAREY KOTSIONIS, A SINGLE WOMAN 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:

Land in Davidson County, Tennessee, being the easterly 53.1 feet of the southerly 288.5 feet of Lot No. 43, on the Plan of Kennedy & Graves Subdivision of Block "C" Monte Vista, of record in Book 843, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 43 fronts 53.1 feet on the northerly side of Alpine Drive (sometimes called McAlpine Avenue) and runs back between parallel lines 288.5 feet to a dead line.

Being the same property conveyed to Paul Hoffman by deed from Kim Chambliss, Executrix of the Estate of Flora J. Moore, deceased of record at Book 201009220075405, recorded on 09/22/2010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matter of record, including all items set out on any applicable plat of record.

( ) unimproved
This is (X) improved property known as 1309B McAlpine Avenue, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 5th day of December, 2014 :

Paul Hoffman

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named PAUL HOFFMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Tennessee this 5th day of December, 2014.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015