File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150006243 DEEDWARR
Recvd: 01/26/15 14:10 2 pgs
Fees:13.00 Taxes:758.13
20150126-0007378

R-VRES-15-512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00.

Rachel Farr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 3, 2018

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)
Elizabeth S. Pugel	**Avenue Bank**	
(NAME)	(NAME)	**104-10-0N-019.00**
512 Chesterfield Ave, C-3	**3823 Cleghorn Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37215**	
(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 **LAUREN M. HOFFMAN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH S. PUGEL,** 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 Unit No. C-3, as shown on the map entitled Master Deed Westchester Condominiums of record in Instrument Number 20070607-0068596 and as Corrected in Instrument No. 20071009-0120320, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren M. Hoffman, unmarried by Warranty deed from James R. Hendrick, III and wife, Sally D. Hendrick of record in Instrument No. 20100429-0032567 Register's Office for Davidson County, Tennessee, dated April 28, 2010 and recorded on April 29, 2010.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Westchester Condominiums of record in Instrument Number 20070607-0068596 and Correction to Master Deed of Westchester Condominiums recorded in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee.
- Charter of Westchester Condominiums Homeowner's Association of record in Instrument No. 20070614-0071268, Register's Office for Davidson County, Tennessee.
- Articles of organization of record in Instrument No. 20070214-0019068, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512 Chesterfield Ave, C-3, Nashville, Tennessee 37212**.

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 23rd DAY OF JANUARY, 2015.

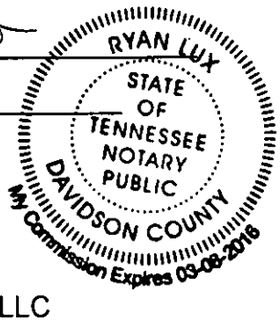
Lauren M. Hoffman by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 LAUREN M. HOFFMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREN M. HOFFMAN.

Witness my hand and official seal, this the 23rd of January, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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