Davidson County DEEDWARR
Recvd: 02/02/15 12:19 4 pgs
Fees:23.00 Taxes:673.40
20150202-0009490

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Lindsey E. Hoffman 1706 18th Avenue South, Unit 210 Nashville, TN 37212	Same	104-8-M-310.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Sherrie B. Hoffman (the "Grantor") has bargained and sold, and by these presents transfers and conveys unto Lindsey E. Hoffman, ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 210, the Glen Condominiums, as established under Master Deed of Record in Instrument No. 20070904-0105726, amended in Instrument Nos. 20080805-0080551, 20081029-0108159, 20081112-0111695 and 20081124-0115172, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Warranty Deed from The Nashville Glen, LLC, a Tennessee limited liability company to Sherrie Hoffman and husband, William E. Hoffman, Jr., as recorded on the 3rd day of June, 2009 in Instrument No. 20090603-0050998.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 21, page 87, Book 4660, pages 146, 147 and 148; and Instrument Number 20070628-0077121; 20070904-0105726; 20080805-0080551; 20070820-0099189; 20081029-0108159; 20081112-0111695; 20070820-0099330, 20081240115172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherrie Hoffman and husband, William E. Hoffman, Jr., said William E. Hoffman, Jr. having since died, by Warranty Deed of record in Instrument No. 20090603-0050998, in the Register's Office of said County.

This is improved property known as 1706 18th Avenue South, Unit 210, Nashville, Tennessee 37212.

This conveyance is made subject to such limitations, restrictions, and encumbrances as may affect the said property (the "Permitted Exceptions").

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants, subject to the Permitted Exceptions, that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the Permitted Exceptions.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 23rd day of December, 2014.

Sherrie B. Hoffman

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Sherrie B. Hoffman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of December, 2014.

Teresa F. Sandidge
Notary Public

My Commission Expires: 4-12-16

TERESA F. SANDIDGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-12-2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $182,000.00.

Affiant

Subscribed and sworn to before me
this 23 day of Dec., 2014.

Notary Public

My Commission Expires: 4-12-16

13790163.1

TERESA F. SANDIDGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-12-2016

Affidavit

I, Danielle Burns , do hereby make oath that I am 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.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold , a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

