Davidson County DEEDWARR
Recvd: 03/19/15 09:40 2 pgs
Fees:13.00 Taxes:592.00
20150319-0023607

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0106

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of March, 2015.

Notary Public
Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily Hoffberg 1006 North 2nd Street Nashville, TN 37207	New Owner	082 03 0 094.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,
James Nicholas Doza, as Trustee of The James Nicholas Doza Living Trust, dated October 3, 2012
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Emily Hoffberg, an unmarried woman
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:

K.

Land in Davidson County, Tennessee, being Lot No. 152 on the map of Sharpe and Horn's Second Subdivision of the Lindsley property, as of record in Book 161, Page 53, Register's Office for said County.

Said Lot No. 152 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to James Nicholas Doza, as Trustee of The James Nicholas Doza Living Trust, date October 3, 2012, by Quit Claim Deed from James Nicholas Doza, a single man, dated 11/19/2012 and recorded 12/17/2012 in Instrument No. 20121217-0115986, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1006 North 2nd Street, Nashville, TN 37207.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of March, 2015.

The James Nicholas Doza Living Trust, dated October 3, 2012

James Nicholas Doza

James Nicholas Doza, Trustee

STATE OF Alaska
COUNTY OF 3rd Judicial Dist.

Personally appeared before me, a Notary Public in and for said County and State, personally appeared James Nicholas Doza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The James Nicholas Doza Living Trust, dated October 3, 2012, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal at office this 11 day of March, .2015.

Linda Costa

Notary Public

Commission Expiration: 04/16/2017

LINDA COSTA NOTARY PUBLIC STATE OF ALASKA

True Copy Certification

I, Connie Buchanan, 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 correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018