STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $232,900.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2015.

Notary Public

My commission expires: 3-19-17

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20150030355 DEEDWARR
Recvd: 04/22/15 09:22 2 pgs
Fees:13.00 Taxes:861.73
20150422-0035828

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Eric P. Hoffman	First Community Mortgage	**11914006100**
246 Timmons Street	275 Robert Rose Dr	
Nashville, TN 37211	Murfreesboro TN 37129	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard H. Duvall, and wife Ludmila V. Duvall

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric P. Hoffman and Leslie M. Hoffman, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, which was referred to in prior instruments as Lot No, 10 of Block D on the Map of Woodbine Courts, Section 2, not or record, described according to a survey made by Southern Land & Associates, Inc., dated March 10,1997, Job No. 77293, as follows:

Beginning at a point in the Northerly margin of Timmons Street, formerly East Timmons Avenue, said point being located Westward 321.7 feet along the Northerly margin of Timmons Street from the Southwesterly terminous of the turn out connecting the Northerly margin of Timmons Street and the Westerly margin of Dobbs Avenue; thence along the Northerly margin of Timmons Street Westward 75 feet to a point; thence along a line which is perpendicular to Timmons Street Northward by 156.5 feet to a point; thence along a line which is parallel to Timmons Street Eastward by 75 feet to a point; thence Southwardly 156.5 feet to the point of beginning.

Being the same property conveyed to Richard H. Duvall and wife, Ludmila V. Duvall by Warranty Deed from Robert J. Nevens, Jr., unmarried, of record in Instrument No. 20061009-0124967, Register's Office for Davidson County, Tennessee, dated October 06, 2006 and recorded on October 09, 2006.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 246 Timmons Street, Nashville, TN 37211.

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 HANDS EFFECTIVE AS OF April 17, 2015:

Richard H. Duvall

Ludmila V. Duvall

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Richard H. Duvall and Ludmila V. Duvall, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 17th day of April, 2015.

My Commission Expires: 6-5-16

Notary Public

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 17th day of April, 2015.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 17th day of April, 2015.

My Commission Expires:_____

_____
Notary Public

20151127R