PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150032937 DEEDWARR
Recvd: 04/30/15 14:05 3 pgs
Fees:18.00 Taxes:592.00
20150430-0038889

W & I Ref: (DM) Title No.: 57374

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dustin Joseph Hoffman Lauren Dell Hoffman 932 Todd Pries Drive Nashville, TN 37221	Quicken Loans Inc., ISAOA 1050 Woodward Avenue Detroit, MI 48226

TAX MAP PARCEL NUMBERS: 142050D02600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$160,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Park R. Davidson and Catherine C. Davidson, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dustin Joseph Hoffman and Lauren Dell Hoffman, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit D-406, together with the carport designated D-406-C, of River Plantation, Section Four, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, pages 17, 18 and 19, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Park R. Davidson and wife, Catherine C. Davidson, by Warranty Deed from Eldon E. Wilkerson, unmarried, dated June 30, 2004 and recorded on July 14, 2004, of record in Inst. No. 20040714-0084144, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Subject to taxes for 2015 and subsequent years; All matters shown on the Plan of record in Book 4860, pages 17, 18 and 19, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County; Master Deed and Bylaws of record in Book 4892, page 440, Book 4892, page 456, Book 4956, page 756 and Inst. No. 200501280010626, said Register's Office.

This instrument is executed on behalf of Park R. Davidson and Catherine C. Davidson by William Davidson pursuant to a Power of Attorney executed by her/him/them on the 27th day of April, 2015, of record in Instrument No. 20150430-0038888, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 932 Todd Preis Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2015.

Park R. Davidson by William Davidson, Attorney-In-Fact

Catherine C. Davidson by William Davidson 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, the within named, **William Davidson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Park R. Davidson and Catherine C. Davidson**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $160,000.00.

Affiant

Sworn and subscribed before me this 24th day of April, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

EXHIBIT "A"
To
Warranty Deed

FROM: Park R. Davidson and Catherine C. Davidson

TO: Dustin Joseph Hoffman and Lauren Dell Hoffman

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

William Davidson, Affiant

Sworn to and subscribed before me this 24th day of April, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019