File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150051154 DEEDWARR
Recvd: 06/25/15 13:49 2 pgs
Fees:13.00 Taxes:259.00
20150625-0061329

W & I Ref: (DM) Title No.: 57580
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ashley Nelson 129 Spotted Fawn Drive Madison, TN 35758	SAME

TAX MAP PARCEL NUMBERS: 07111019300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$70,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Delleno Hoffman, Sr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashley Nelson** 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:**

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 52 on the Plan of Trinity Heights, as of record in Plat Book 161, page 38, Register's Office for said County.

Said easterly one-half of Lot N o. 52 fronts 50 feet on the northerly margin of Gatewood Avenue and runs back between parallel lines, one of which is the common line of said lot and Lot No. 51 on the said Plan, 10 feet to the margin of an alley.

Being the same property conveyed to Robert Delleno Hoffman, Sr., unmarried by Warranty Deed from Robert B. Beck and wife, Martha L. Beck, dated March 8, 1996 and recorded on March 15, 1996 of record in Book 9980, page 90, Register's Office for Davidson County, Tennessee.

Margaret Hoffman, spouse of Robert Delleno Hoffman, Sr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 161, page 38, said Register's Office.

This is improved property, known as 307 Gatewood Avenue, 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 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 June, 2015.

Robert Delleno Hoffman Sr
Robert Delleno Hoffman, Sr.

Margaret Hoffman
Margaret Hoffman

State of Tennessee

County of Davidson

On this 24th day of June, 2015, before me the undersigned authority, personally appeared Robert Delleno Hoffman, Sr. and Margaret Hoffman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

Notary

My Commission Expires: _____

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: $70,000.00.

Affiant

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

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

Notary

My Commission Expires: _____