Davidson County	DEEDWARR
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Fees:23.00 Taxes:518.00	
20150811-0080087	

#32551

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32551-07-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me this 10th day of August, 2015. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2018

WARRANTY DEED

Address New Owner: Clinton W. Hoffman 4571 Dry Fork Road Whites Creek, TN 37189	**Send Tax Bills To:** Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 048 10 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lavonne Ritzema, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clinton W. Hoffman, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4225 Dry Fork Road, Whites Creek, TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of August, 2015.

Lavonne Ritzema

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lavonne Ritzema**, 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 10th day of August, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made September 7, 1956, by Goe W. Watkins, Surveyor, as follows:

Beginning at an iron pin in the center of Dry Fork Road, said point being 422 feet, South 47 deg. 15' east front from a railroad spike set in the center of said road, which spike is at the southeast corner of the property conveyed to J.F. Dickinson, by deed in Book 636, page 319; this being the most northerly corner of this tract; thence leaving said road, South 56 deg. 45' West 210 feet to an iron pin; thence South 42 deg. East 190 feet to an iron pin; thence South 20 deg. 15' East 210 feet to an iron pin; thence North 68 deg. East 210 feet to a railroad spike in the centerline of Dry Fork Road; said spike being approximately 860.3 feet North from the center of a culvert crossing Dry Fork Road, thence with the center of said road, as follows: North 17 deg. 45' West 105 feet; North 22 deg. 45' West 105 feet to an iron pin; thence North 31 deg. 30' West 100 feet; North 44 deg. West 53 feet; North 47 deg. West 77 feet to the point of beginning, more or less.

Being the same property conveyed to Lavonne Ritzema, unmarried, by deed dated August 20, 2008 from CMH Homes, Inc. of record in Instrument No. 20080922-0096354, Register's Office for Davidson County, Tennessee.

Included with this conveyance is a 2009 Explorer Manufactured Home, serial no. CLA057334TNABP, which is permanently attached to the above described property and is a part thereof.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
4. Affidavit of Affixation of record in Instrument No. 20081205-0118026, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016