BILL GARRETT, Davidson County
Trans:T20160020486 DEEDWARR
Recvd: 03/14/16 10:10 3 pgs
Fees:18.00 Taxes:647.50
20160314-0023827

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Dorothy Grace Williams
8047 Bienville Drive
Nashville, TN 37211-7167

SEND TAX BILL TO:
New Owner

MAP/PARCEL 172120D49700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Helena Coster, an unmarried woman and Tara Dawn Hofma, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Dorothy Grace Williams, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No, X-l as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being the same property conveyed to Anthony R. Lucido, an unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20060901-0108457, Register's Office for Davidson County, Tennessee, dated August 31, 2006 and recorded on September 01, 2006.

Being also known as 8047 Bienville Drive, Nashville, TN 372117167.Being the same property conveyed to Helena Coster, unmarried and Tara Dawn Hofma, unmarried, as tenants in common with rights of survivorship by Warranty deed from Anthony R. Lucido, an unmarried man of record in Instrument No. 20151007-0102230 Register's Office for Davidson County, Tennessee, dated 10/1/2015 and recorded on 10/7/2015.

This is improved property known as: **8047 Bienville Drive, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be

prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument Number 20060118-0006550, and restrictions in Instrument No. 20020315-0032826 as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, 20060120-0007914 as corrected in Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 2nd day of March, 2016.

Helena Coster

Tara Dawn Hofma by Helena Coster as attorney in fact

~~Tara Dawn Hofma~~ by Helena Coster, Her Attorney In Fact

Power of Attorney in Instrument # 20160314-0023826 Register's Office for said County.

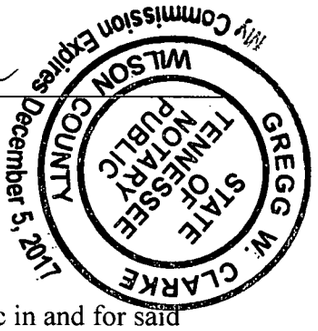
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public, **Helena Coster** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 8th day of March, 2016.

My Commission Expires:

Notary Public



State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Helena Coster** as Power of Attorney for **Tara Dawn Hofma** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that **Helena Coster** is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the

maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this 8th day of March, 2016.

Notary Public

My commission Expires:



The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 3/10/19

