WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

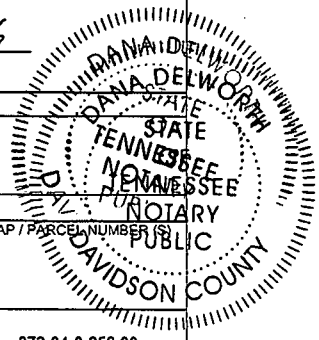
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

G-TN-16-1414-T



THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Hoffman	**Access National Mortgage**	
(NAME)	(NAME)	
1414 Janie Avenue	**1800 Robert Fulton Drive Suite 350**	**072-04-0-258.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ALICE STERN, A SINGLE PERSON AND LAUREN R. STERN, A SINGLE PERSON AND SAMARA L. STERN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY HOFFMAN, A SINGLE PERSON** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Map of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alice Stern, Lauren R. Stern and Samara L. Stern, tenants in common with right of survivorship by Warranty deed from Pamela R. Arzu, unmarried of record in Instrument No. 20140414-0031130 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 14, 2014. Being the same property conveyed to Pamela R. Arzu by Warranty deed from Wanda F. Churchwell Myers and husband, John K. Myers of record in Instrument No. 20060331-0036658 Register's Office for Davidson County, Tennessee, dated March 29, 2006 and recorded on March 31, 2006.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1414 Janie Avenue , Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans:T20160023414 DEEDWARR
Recvd: 03/22/16 15:12 2 pgs
Fees:13.00 Taxes:943.50
20160322-0027247

Witness my/our hand(s) this the 18th DAY OF MARCH, 2016.

Alice Stern

Alice Stern

Lauren R. Stern by Alice Stern, attorney in fact

Lauren R. Stern by Alice Stern,
Attorney in Fact

Samara L. Stern by Alice Stern, attorney in fact

Samara L. Stern by Alice Stern,
Attorney in Fact

STATE OF FLORIDA

COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE STERN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of March, 2016.

Notary Public
My Commission Expires: 01-08-19
(SEAL)

KATHERINE G CHIOFFE MY COMMISSION EXPIRES 01-08-2019 NOTARY PUBLIC COMM. # FF187903 STATE OF FLORIDA

STATE OF FLORIDA

COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice Stern, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ~~SAMARA L.~~ STERN, and who acknowledged she executed the same as the free act and deed of the said ~~SAMARA L.~~ STERN. Lauren R Stern

© Lauren R Stern

Witness my hand and official seal, this the 18th of March, 2016.

Notary Public
My Commission Expires: 01-08-19
(SEAL)

KATHERINE G CHIOFFE MY COMMISSION EXPIRES 01-08-2019 NOTARY PUBLIC COMM. # FF187903 STATE OF FLORIDA

STATE OF FLORIDA

COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alice Stern, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SAMARA L. STERN, and who acknowledged she executed the same as the free act and deed of the said SAMARA L. STERN.

Witness my hand and official seal, this the 18th of March, 2016.

Notary Public
My Commission Expires: 01-08-19
(SEAL)

KATHERINE G CHIOFFE MY COMMISSION EXPIRES 01-08-2019 NOTARY PUBLIC COMM. # FF187903 STATE OF FLORIDA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212