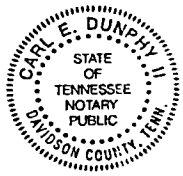
WARRANTY DEED



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2019
STATE OF TENNESSEE

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

LuAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2016

CDR
Notary Public

MY COMMISSION EXPIRES: 11-5-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Hoffman	Jason Hoffman	042-14-0-027.00
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 05/20/16 08:16 2 pgs Fees:13.00 Taxes:851.00 20160520-0050483
1204 Fowler Street	1204 Fowler Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Daphna L. Flegal and Mary J. Beach,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Hoffman,** married, hereinafter called the GRANTEES, their heirs and assigns, a 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. 87 on the Plan of Sherry Heights, Section III, of record in Book 2331, Pages 126 and 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 159.0 feet on the northerly side of Burgundy Drive and runs back between lines 198.0 feet on the westerly line and 324.0 feet on the easterly line to a dead line in the rear on which it measures 203.2 feet.

Being the same property conveyed to Daphna L. Flegal and Mary J. Beach, as joint tenants in common with the right of survivorship by deed from Bobby J. Troop and wife, Bennie P. Troop, dated 4/01/02 of record in Instrument No. 20020403-0040391, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 610 Burgundy Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hands this 13th day of May, 2016.

Daphna L. Flegal

Mary J. Beach

State of Tennessee
County of Sumner

Personally appeared before me Daphna L. Flegal and Mary J. Beach, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of May, 2016.

Notary Public

My Commission Expires:

File No.: 161816

STEVEN G WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.